

Executive Summary Report

Appraisal Date 1/1/2004 - 2004 Assessment Roll

Area Name / Number: E. Renton & Suburbs / Area 32

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 1273

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$78,700	\$166,900	\$245,600	\$266,300	92.2%	12.18%
2004 Value	\$106,900	\$159,500	\$266,400	\$266,300	100.0%	6.31%
Change	+\$28,200	-\$7,400	+\$20,800		+7.8%	-5.87%
% Change	+35.8%	-4.4%	+8.5%		+8.5%	-48.19%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -5.87% and -48.18% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$80,800	\$153,000	\$233,800
2004 Value	\$105,400	\$144,100	\$249,500
Percent Change	+30.4%	-5.8%	+6.7%

Number of improved Parcels in the Population: 7,989

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2003 or 2004 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

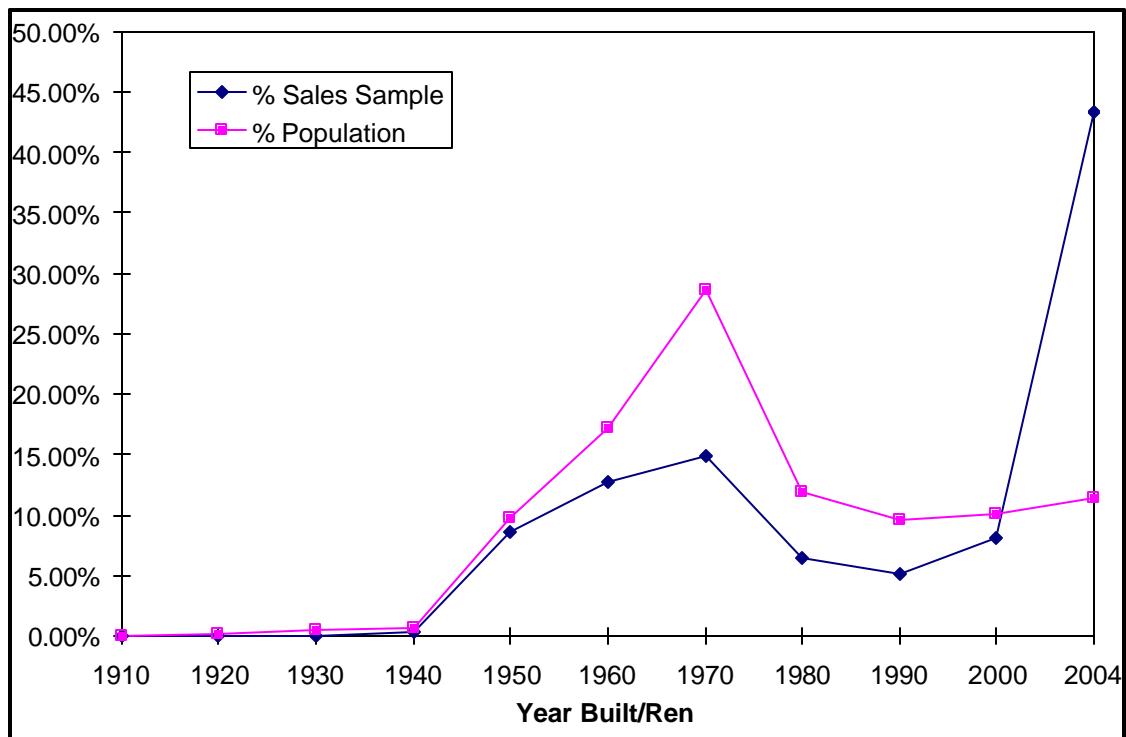
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2004 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.08%
1930	1	0.08%
1940	5	0.39%
1950	110	8.64%
1960	163	12.80%
1970	190	14.93%
1980	82	6.44%
1990	66	5.18%
2000	103	8.09%
2004	552	43.36%
	1273	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	19	0.24%
1930	36	0.45%
1940	47	0.59%
1950	775	9.70%
1960	1379	17.26%
1970	2290	28.66%
1980	947	11.85%
1990	768	9.61%
2000	811	10.15%
2004	916	11.47%
	7989	

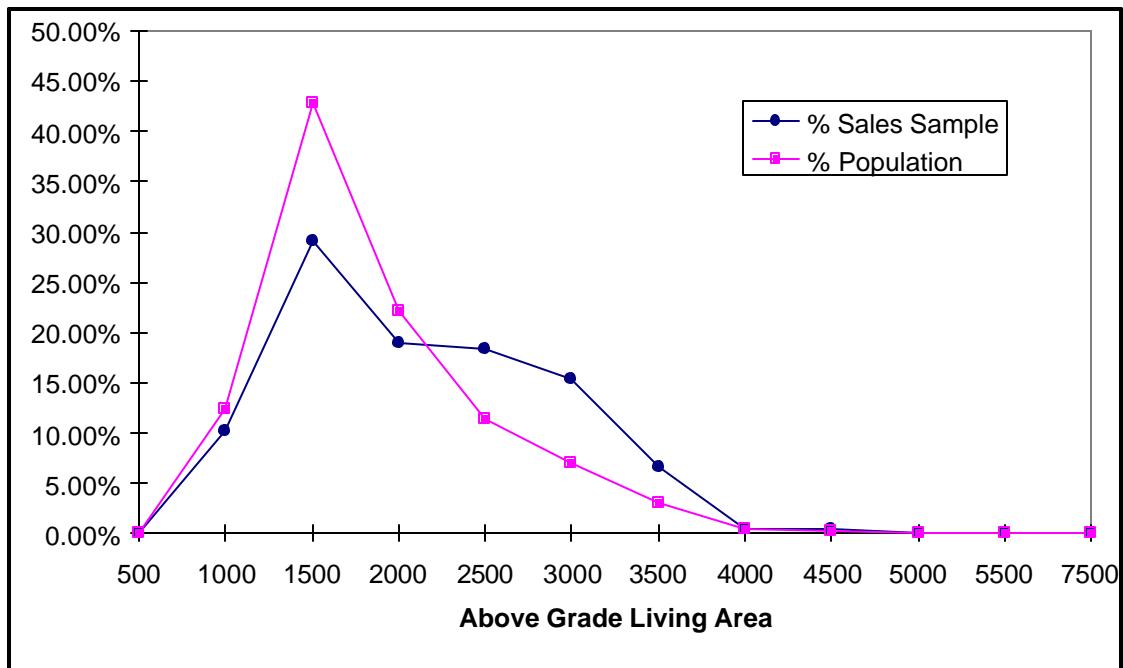


Sales of new homes built in the last four years are over-represented in this sample. This is to be expected due to the overwhelming amount of new construction currently taking place in this area.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	131	10.29%
1500	372	29.22%
2000	242	19.01%
2500	235	18.46%
3000	196	15.40%
3500	84	6.60%
4000	6	0.47%
4500	5	0.39%
5000	1	0.08%
5500	1	0.08%
7500	0	0.00%
1273		

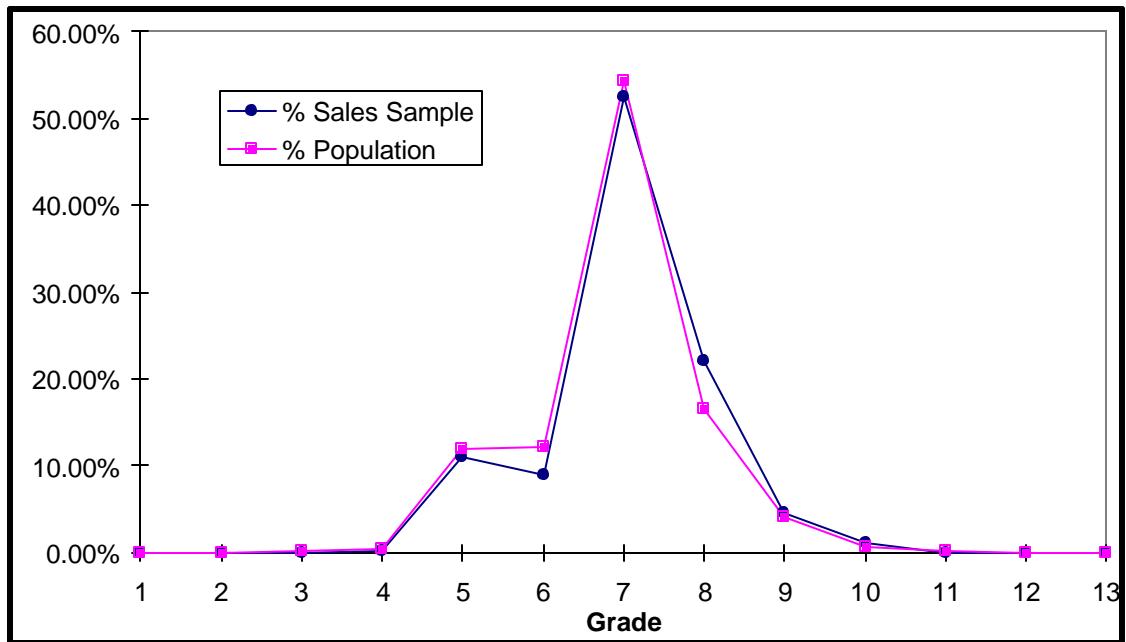
Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	993	12.43%
1500	3427	42.90%
2000	1772	22.18%
2500	916	11.47%
3000	557	6.97%
3500	248	3.10%
4000	43	0.54%
4500	21	0.26%
5000	3	0.04%
5500	6	0.08%
7500	1	0.01%
7989		



Due to the boom in new construction and subsequent sales of these new homes, in an area most represented by older, smaller homes, the sales sample frequency distribution is more greatly represented in homes with 2000-4000 SF. This distribution is to be expected given the nature of this market.

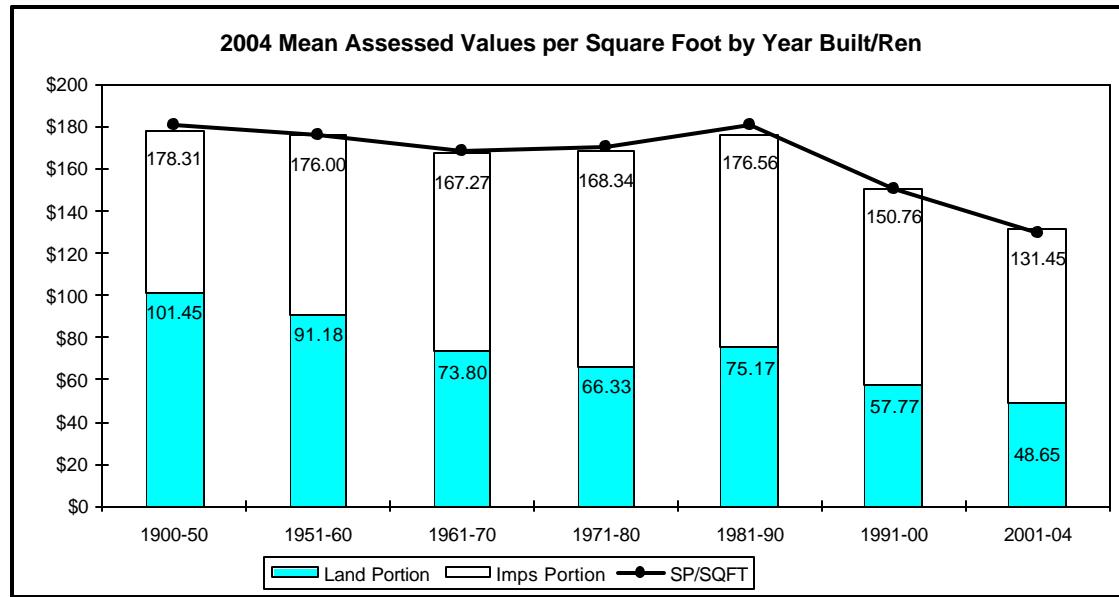
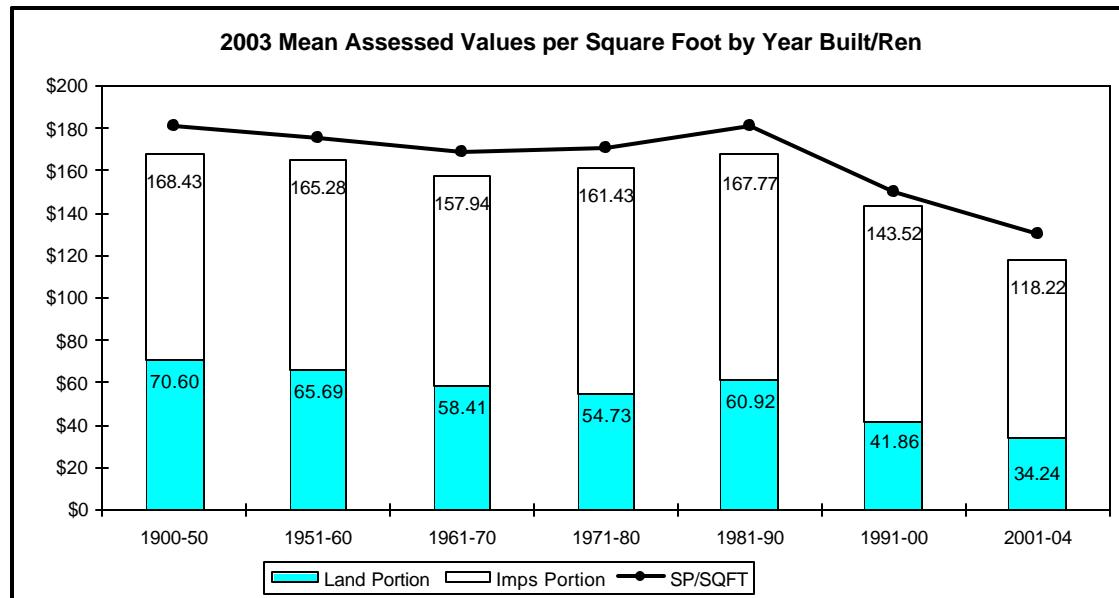
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	3	0.04%
4	1	0.08%	4	22	0.28%
5	139	10.92%	5	946	11.84%
6	112	8.80%	6	978	12.24%
7	669	52.55%	7	4346	54.40%
8	282	22.15%	8	1316	16.47%
9	57	4.48%	9	326	4.08%
10	13	1.02%	10	50	0.63%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1273			7989		



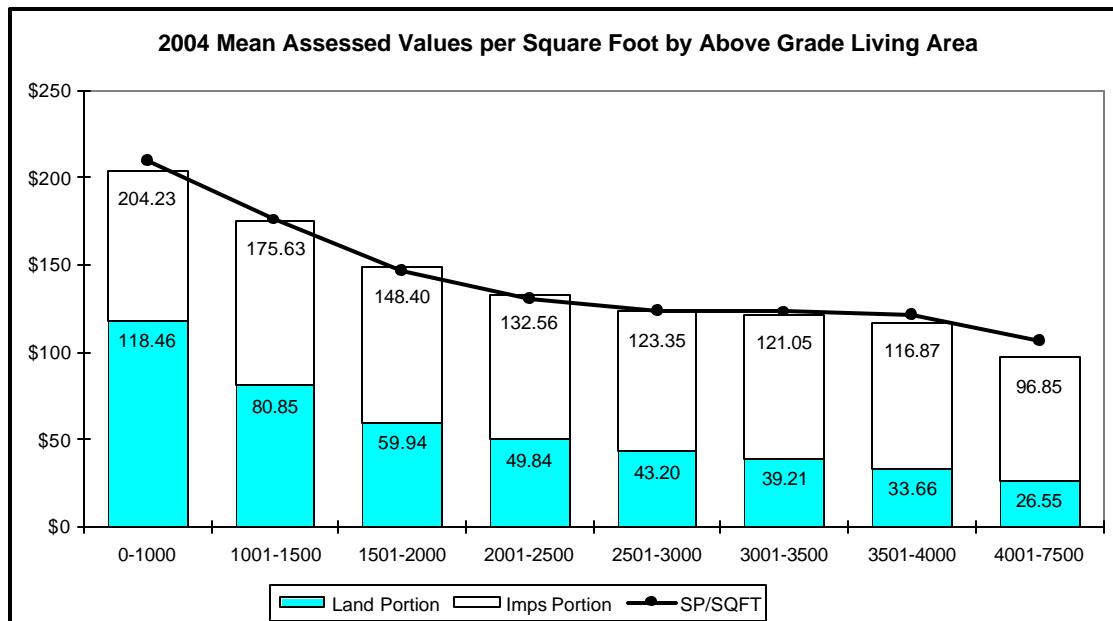
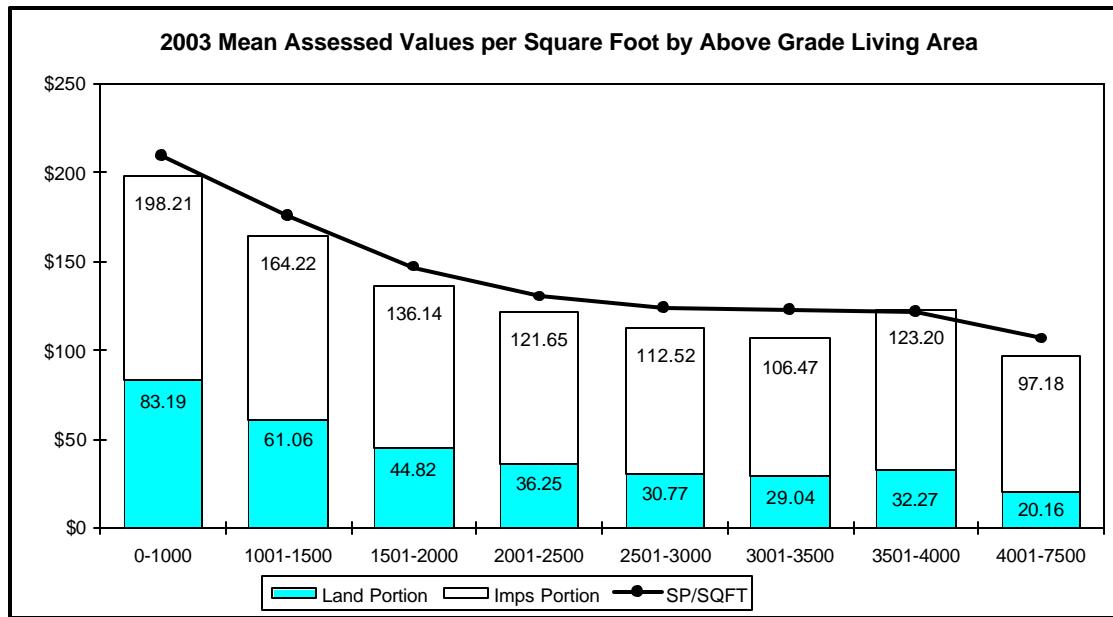
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values by Year Built or Year Renovated



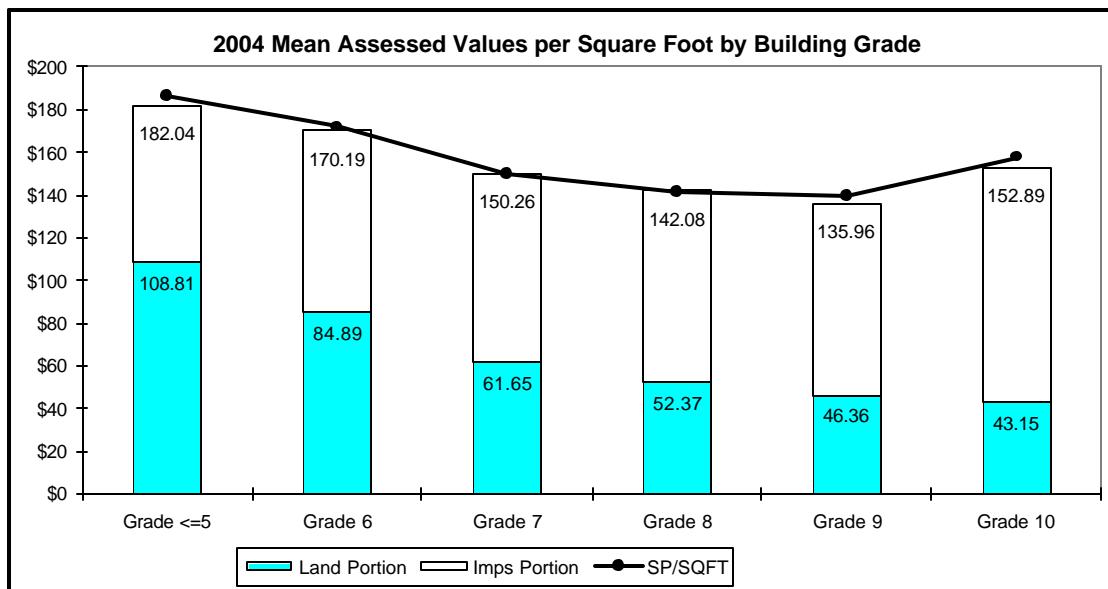
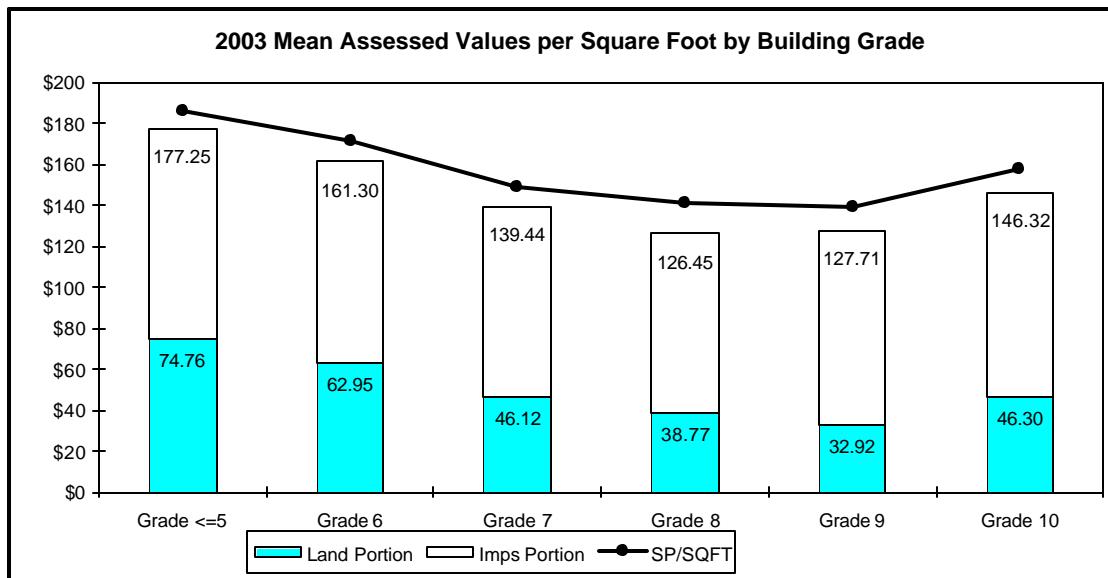
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Above Grade Living Area



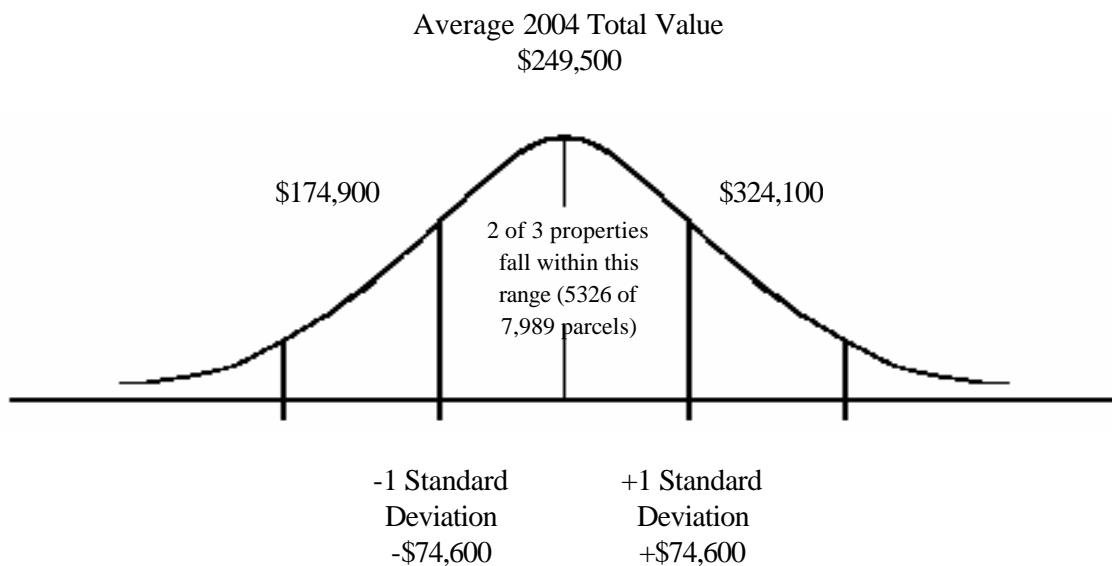
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2003 or 2004 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2002 to 1/2004 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: East Renton & Suburbs

Boundaries:

Area 32 is bounded on the north by Hwy 900 (SE Renton Issaquah Road), on the south by Hwy 169 (the Maple Valley Hwy) on the west by Interstate 405 and to the east by the Maple Hills Estate area.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 32 is located in southeast King County east of the downtown area of Renton and southeast of Lake Washington. The western portion lies within Renton city limits and the eastern portion in Unincorporated King County. The entire area has excellent access to Interstate 405 and Highway 169 and north to the Issaquah area. Sea-Tac International Airport and the Southcenter Mall are within a 15 minute drive. The western portion of the area offers views of the Olympic Mountains, partial city of Seattle and territorial views of the valley below. Some Southern portions of the area offer views of Mt. Rainier and the valley along Hwy 169. Issaquah schools service a portion of the area and contribute to an active real estate market.

Area 32 can be divided into two market areas, each defined by potential for development or the lack thereof. The primary determining factor of development potential is the presence of or potential for sewers. The City of Renton has instituted changes in zoning to allow for greater density and is undergoing studies for further potential annexation. Properties situated within the Renton city limits or having the potential of annexation are generating intensive development. In this area where sewers are available and zoning allows for greater density, namely Subareas 3, 5 and the west half of Subarea 4, larger parcels are being platted or subdivided to create new building sites wherever possible. The recent surge of new homes is completely changing the complexion of this area. New homes built within the last four years comprise nearly 20% of the area's homes, which tend to be of smaller living area, average in quality and built predominantly in the 1950's and 60's.

The remainder of the area, consisting of the majority of Sub area 7 and the east half of Subarea 4, currently lacks of the availability of sewers, limiting potential for future development. In addition to the current lack of sewers in this area, King County instituted the Urban Growth Boundary which runs through the middle of this secondary area. It is designed to control urban sprawl and retain a more rural nature to the east of the boundary. Beyond this boundary, sewers will not be available and variances to current zoning restrictions will not take place. Sites are larger and affected by various topographical issues and sensitive areas. This eastern area contains Lake Kathleen and Lake McDonald, two small lakes with sensitive areas considerations of their own.

This is an area of average quality homes built predominantly in the 1950's and 60's, with older and newer homes sprinkled throughout.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 12.18% to 6.31%.

Scope of Data

Land Value Data:

Vacant sales from 1/2002 to 1/2004 were given primary consideration for valuing land. There were land sales representing the broad spectrum of the population. There were a sufficient number of vacant land sales to utilize the direct sales comparison approach in establishing land values for a majority of the properties. All land sales were verified by field review and buyer/seller contact when possible. Further consideration of a vacant sale in the adjacent area of 64-2 was utilized for additional market evidence and support in building the land valuation model. All land sales were verified by field review and buyer/seller contact when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 9,935 parcels in Area 32, of which 1,333 are vacant. There are two market segments in the area – those with development potential, where sewers are available, and those without. Those with development potential are found in Subareas 32-3, 32-5 and the west half of 32-4. The second market area does not have development potential and consists of Subarea 32-7 and the east half of Subarea 32-4.

The predominant factor influencing land value in this area is development potential due to zoning and the presence or potential of sewers. Secondary factors include lot size, waterfront, view amenity, traffic, topography and sensitive areas. These characteristics as well as others such as external nuisance and known easements were checked for accuracy and considered in the land valuation.

Vacant land sales from 1/2002 to 1/2004 in Area 32 were given primary consideration for valuing land. The adjacent sub-areas of 64-2, 65-3 & 66-6 were also investigated for land sales. One sale in 64-2 was utilized along with the verified land sales from Area 32 to help establish land values for Area 32. Further consideration was given to multi-parcel land sales from Area 32 were also reviewed for additional market evidence and to support the land values.

Reconciliation of these sales indicated base land values for the platted as well as the non-platted land. The platted market segment indicated a site value range from \$78,000 to \$160,000, with typical site values between \$90,000 and \$110,000. Land values vary within the area depending upon the age of the plat, the quality of homes and amenities offered. Adjustments to value in the area were made for influences such as traffic, views, easements, topography, and sensitive areas.

Two separate land schedules were utilized for the two market segments for non-platted parcels. The Western portion of Area 32 comprises of Subareas, 3, 5 & the west half of 4 and is an area of heavy platting and short platting due to the presence of sewers, zoning changes, and City of Renton annexation. The boundary line dividing the Western and Eastern portions of Area 32 is as follows: Beginning on 148th Avenue SE at the north border of Subarea 4 going southward; then eastward on SE 120th Street to the eastern border of Major 935330 White Fence Ranch Assessor Plat, which lies just east of 156th Avenue SE; the boundary then continues southward from along 156th Avenue SE which divides 32-7 from 32-5. Sales of vacant and improved sites in this Western market area support the trend toward division of larger lots into multiple building sites. To those sites at or around ½ acre with zoning allowing the potential for additional sites, the model adds value to the base lot value for each additional potential site.

There is a separate land schedule for the Eastern portion of Area 32, which consists of Subarea 7 and the east half of 4. It is 0a continuous schedule for sites up to 5 acres, and for acreage over 5 acres, adds a flat per acre value to the 5 acre base value. Lake Kathleen and Lake McDonald are located in this area. A land schedule was developed for waterfront lots, utilizing a base price at graduated intervals + additional price per front foot of waterfront between each interval, with

additional adjustments made for site size, topography, wetlands and other impacts. The Cedar Hills Landfill and Cedar Grove Composting are located along the eastern border of Area 32-7. Non-platted tax lots in close proximity were given a downward adjustment for their influences.

Sensitive Area impacts are an issue in this area. The market appears to recognize some limitations associated with developing land impacted by sensitive areas. However, the overriding determination of value is derived from availability of a building site, despite the sensitive areas on the site. Every effort was made to address sensitive area impacts both documented and appraiser observed.

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division's Sales Identification Section. Information was analyzed and investigated by the appraiser in the process of revaluation. All sales were verified by calling either the purchaser or seller, inquiring in the field, calling the real estate agent or verifying through written records.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

AREA 32 LAND SCHEDULE

<u>Acres</u>	<u>SqFt</u>	<u>Values for Subs 3, 5 & & W ½ of 4</u>
.07	3,000	\$85,000
.11	5,000	\$88,000
.16	7,000	\$91,000
.21	9,000	\$94,000
.25	11,000	\$97,000
.30	13,000	\$100,000
.34	15,000	\$103,000
.39	17,000	\$106,000
.44	19,000	\$110,000
.50	21,780	\$110,000 + \$15,000-\$25,000 x total of potential additional sites

Development sites: These are the sites where division into 1 or more potential additional sites is possible. These were valued having a base site @ \$110,000 + \$15,000-\$25,000 x the total of potential additional sites.

Land Value Adjustments:

Views

Mt. Rainier – Average	+\$10,000	Territorial - Average	+\$3,000
Lake Washington – Average	+\$5,000	- Good	+\$5,000

Traffic/Noise

Moderate... -\$3,000 to -\$5,000 (-\$3,000 for adjacent sites, -\$5,000 for direct access onto road)
 High.....-\$7,000 to -\$10,000
 Extreme.....-\$15,000 to -\$20,000

Topography.....-5% to -50%

Power lines/gas lines.....-\$2,000 to -\$3,000

Access.....-5% to -30%

Wetlands & Streams-5% to -70%

Abutting Greenbelt.....+\$1,000 to +\$2,000

Flag shaped parcels were valued by calculating the “flag” portion of the site only

Non Perc

Area 32-5 --	\$30,000 total land value with non-perc documentation
Area 32-4 --	-40% non-documented parcels in close proximity to sewers
	-50% documented parcels in close proximity to sewers
	-60% White Fence Assessor Plat #935330

AREA 32 LAND SCHEDULE

<u>Acres</u>	<u>SqFt</u>	<u>Values for Subs</u> <u>7 & E ½ of 4</u>
.07	3,000	\$80,000
.11	5,000	\$81,000
.16	7,000	\$82,000
.21	9,000	\$83,000
.25	11,000	\$84,000
.30	13,000	\$85,000
.34	15,000	\$86,000
.39	17,000	\$87,000
.44	19,000	\$89,000
.50	21,780	\$91,000
.75	32,670	\$100,000
1.00	43,560	\$108,000
1.25	54,450	\$116,000
1.50	65,340	\$124,000
1.75	76,230	\$132,000
2.00	87,120	\$140,000
2.50	108,900	\$150,000
3.00	130,680	\$160,000
3.50	152,460	\$170,000
4.00	174,240	\$180,000
4.50	196,020	\$190,000
5.00	217,800	\$200,000

For every additional acre over 5 acres add: \$16,000 (\$200,000 + \$16,000/acre over 5 acres)

Land Value Adjustments:

Views

Territorial – Average +\$3,000

Traffic/Noise

Moderate... -\$3,000 to -\$5,000 (-\$3,000 for adjacent sites, -\$5,000 for direct access onto road)

High.....-\$7,000 to -\$10,000

Extreme....-\$15,000 to -\$20,000

Topography.....-5% to -50%

Access.....-5% to -30%

Wetlands & Streams-5% to -70%

Proximity to Renton Fish & Game Club....-\$5,000 (for affected sites most proximate)

-\$3,000 (for affected sites less proximate)

Greenbelt.....+\$1,000

Flag shaped parcels were valued by calculating the “flag” portion of the site only

Non Perc

- | | |
|--------------|---|
| Area 32-7 -- | \$15,000 total land value with non-perc documentation
-60% for acreage parcels that appear low, wet or drainage course |
| Area 32-4 -- | -70% documented parcels where no sewers are planned for the near future |

Lake McDonald & Lake Kathleen Waterfront Land Schedule

Waterfront Feet

Values

30'	\$139,000
31' – 39'	\$139,000 + \$2,000 per waterfront foot over 30'
40'	\$159,000
41' – 49'	\$159,000 + \$1,500 per waterfront foot over 40'
50'	\$175,000
51' – 69'	\$175,000 + \$1,000 per waterfront foot over 50'
70'	\$195,000
71' – 89'	\$195,000 + \$1,500 per waterfront foot over 70'
90'	\$225,000
91' – 99'	\$225,000 + \$1,100 per waterfront foot over 90'
100'	\$236,000
101' – 109'	\$236,000 + \$1,000 per waterfront foot over 100'
110' –	\$246,000 + \$750 per waterfront foot over 110'

Adjustments

- | | |
|---------------------|--------------|
| Less: Topography | -10% to -40% |
| Wetland | -5% to -60% |
| Road intersects lot | -5% to -15% |

AREA 32 PLAT VALUES

Plat Name	Major	Base Land
Amberwood	020090	\$130,000
Aqua Heights	025140	\$90,000
Arlindale Add.	026850	\$120,000
Albert Balch's President Park	041800	\$95,000
Albert Balch's President Park Div. 2	041900	\$95,000
Albert Balch's President Park Div. 3	042000	\$95,000
Albert Balch's President Park Div. 4	042100	\$95,000
Albert Balch's President Park Div. 5	042200	\$97,000
Albert Balch's President Park Div. 6	042300	\$97,000
Albert Balch's President Park Div. 7	042400	\$97,000
Albert Balch's President Park Div. 8	042450	\$95,000-97,000
Albert Balch's President Park Div. 9	042500	\$97,000
Albert Balch's President Park Div. 10	042520	\$97,000
Albert Balch's President Park Div. 11	042540	\$100,000
Albert Balch's President Park Div. 12	042550	\$100,000
Beach Home Estates Div. 1	059340	\$100,000
Beach Home Estates Div. 2	059350	\$103,000
Beclan Lots	064220	\$78,000
Blueberry Place	086970	\$95,000
Bomarc Add.	091150	\$107,000
Boydston's 1st Add.	101600	\$87,000
Brentwood Add. Div. 1	106140	\$103,000
Brentwood Add. Div. 2	105150	\$103,000
Brentwood Park Add.	106570	\$102,000
Briar Hills Div. 1	107200	\$110,000
Briar Hills Div. 2	107201	\$110,000
Briar Hills Div. 3	107202	\$110,000
Briar Hills Div. 4	107203	\$110,000
Briar Park Div. 1	107930	\$90,000
Briar Patch	107935	\$105,000
Briar Ridge	107945	\$110,000
Briarwood Lane	108030	\$105,000
Briarwood South	108110	\$90,000
Briarwood South Div. 2	108120	\$90,000
Briarwood South Div. 3	108130	\$90,000
Briarwood South Div. 4	108131	\$90,000
Briarwood South Div. 5	108132	\$90,000
Briarwood South Div. 6	108133	\$90,000
Briarwood West	108180	\$90,000
Bridle Wilde Park Div. 1	108840	\$87,000
Bridle Wilde Park Div. 2	108850	\$87,000
Carolwood Div. 1	139750	\$90,000
Carolwood Div. 2	139751	\$90,000

Plat Name	Major	Base Land
Castlewood Ranchettes	143765	\$115,000
Cedar Crest Estates	144260	\$103,000
Cedargrove Park Div. 1	144450	\$105,000
Cedar River Bluff	146120	\$150,000
Cedar Vue Add. Tracts	147170	\$90,000
Cherrywood Lane	156087	\$105,000
Coalfield Crossing	165660	\$160,000
Cobblestone	165753	\$80,000
Derryhurst Add.	200600	\$90,000
Eagles Ridge	214150	\$130,000
Eastcrest Div. 2	219590	\$103,000
Eastwood Park Div. 2	221610	\$103,000
Ellis Park	231680	\$130,000
Estates at Hidden Creek	238520	\$115,000
Fairview Terrace Add.	245720	\$100,000
Fernwood East	252500	\$105,000
Fernwood North	252550	\$105,000
Fugitts Highlander Park 1st Add.	266250	\$103,000
Gerbers Add.	273920	\$95,000
Glambrass II	278150	\$95,000
Goes Place	281630	\$100,000
Graceland Terrace	285480	\$100,000
Gustafson Add.	297230	\$103,000
Hackman Add.	298740	\$97,000
Heather Downs Div. 1	321100	\$103,000
Heather Downs Div. 2	321110	\$103,000
Hendrickson Heights Div. 1	324300	\$87,000
Hendrickson Heights Div. 2	324310	\$87,000
Hendrickson Heights Div. 3	324320	\$87,000
Hideaway Homesites	327615	\$103,000
Highbury Park	329180	\$110,000
Highland Estates	329590	\$110,000
Highpointe Div. 2	330780	\$120,000
Hill Top	337770	\$105,000
Hi-lands First Add.	338814	\$100,000
Honey Brooke	344870	\$110,000
Honey Brooke Div. 2	344871	\$120,000
Honey Brooke Div. 4	344873	\$120,000
Honey Creek Estates	344900	\$95,000
Honey Dew Estates Div 1	345030	\$95,000
Honey Dew Estates Div 2	345040	\$95,000
Honey Dew Estates Div 3	345041	\$110,000
Kathlena Estates Div. 1	379360	\$90,000
Kathlena Estates Div. 2	379370	\$90,000
Kathlena Estates Div. 3	379380	\$90,000
Kimber Lane	386350	\$100,000

Plat Name	Major	Base Land
La Colina	395590	\$110,000
Lake Kathleen Woods	404560	\$130,000
Lake McDonald Add.	404790	\$90,000
Lamans Place	416990	\$103,000
Laurel Lane	421550	\$115,000
Leshs Church Park Add.	427920	\$110,000
Liberty Lane	430650	\$90,000
Liberty Ridge Phase 1	430730	\$105,000
Liberty Ridge Phase 2	430731	\$105,000
Liberty Ridge Phase 3	430732	\$105,000
Liberty Ridge Phase 4	430733	\$105,000
Liberty Ridge Phase 5	430734	\$105,000
Liberty Ridge Phase 6	430735	\$105,000
Linda Homes Add.	432460	\$90,000
Mapes 1st Add.	508590	\$100,000
Maple Hills Estates	509540	\$90,000
Maple Hills Estates Div. 2	509550	\$90,000
Maple Hills Estates Div. 3	509560	\$90,000
Maple Park Meadows	510330	\$150,000
Maple Ridge Div. 1	510420	\$103,000
Maple Ridge Div. 2	510422	\$103,000
Maplewood Estates Phase 1	512630	\$122,000
Maplewood Estates Phase 2	512631	\$130,000
Maplewood Heights Add.	512700	\$106,000
Maplewood Heights Div. 2	512710	\$103,000
Maplewood Manor	512870	\$103,000
Marywood	519540	\$90,000
Maureen Highlands	521450	\$125,000
McClain Add.	527470	\$100,000
McIntire Homesites Add.	533670	\$85,000
Mission Hills	556145	\$120,000
Monterey Terrace	559290	\$128,000
Morgan Place	563720	\$120,000
Orchards Div. 1	640350	\$120,000
Orchards Div. 2	640351	\$120,000
Pacific Delta 1st Add.	660020	\$95,000
Park Terrace Div. 1	664950	\$100,000
Parkside Court	666903	\$125,000
Puget Colony Homes	692800	\$95,000
Reeds Meadow Park Tracts	720690	\$96,000
Reeds Meadow Park Tracts Div. 2	720700	\$95,000
Renton Highlands	722750	\$95,000
Renton Highlands Div. 2	722780	\$97,000
Renton Suburban Tracts Div. 1	722970	\$96,000
Renton Suburban Tracts Div. 2	722980	\$96,000
Renton Suburban Tracts Div. 3	722990	\$90,000

Plat Name	Major	Base Land
Renton Suburban Tracts Div. 4	723000	\$90,000-\$110,000
Renton Suburban Tracts Div. 5	723010	\$96,000-\$115,000
Renton Suburban Tracts Div. 6	723020	\$90,000
Renton Suburban Tracts Div. 7	723030	\$85,000
Renton Suburban Tracts Div. 8	723040	\$90,000
Renton Sunset Heights Add	723130	\$102,000
Renton Ridge Crest Div. 1	723610	\$100,000
Renton Ridge Crest Div. 2	723630	\$100,000
Renton Ridge Crest Div. 3	723650	\$100,000
Rich Lea Crest	725370	\$90,000
Ridge Point Estates	730290	\$150,000
Ridge View	730310	\$110,000
Roberts Add.	736260	\$95,000
Rose Gardens Add.	741800	\$90,000
Rosewood Heights	743660	\$90,000
Ruddell's 2nd Add.	746141	\$103,000
Scott Glen	761250	\$115,000
Serena Park	769550	\$90,000
Shepard Heights Add.	773610	\$107,000
Sienna	778789	\$120,000
Skyfire Ridge	780650	\$135,000
Skyland Heights Add. Div. 1	780900	\$100,000
Skyland Heights Add. Div. 2	780920	\$97,000
Stone Lane	802974	\$97,000
Studebakers Add.	806290	\$100,000
Suburban Heights Add.	807420	\$100,000
Suburban Heights Add. Div. 2	807440	\$100,000
Union Circle	880540	\$100,000
Union Place	880910	\$103,000
Vickis Park Add.	889800	\$97,000
Village on Union	894475	\$95,000
Vista Heights Add.	894850	\$100,000
Weglins First Add.	923650	\$90,000
Whispering Pines Add.	934790	\$103,000
White Fence Ranch Assessors Place	935330	\$95,000
Williams Sunny Slopes Add.	942520	\$90,000
Willowbrook Lane	943275	\$130,000
Windsong Div. 1	947570	\$110,000
Windsong Div. 2	947571	\$110,000
Windsor Hills Add. To Renton	947620	\$95,000
Windsor Hills Add. Correction	947670	\$95,000
Windwood Div. 1	947792	\$125,000
Windwood Div. 2	947793	\$125,000
Windwood Div. 3	947794	\$125,000
Woodcreek	951094	\$110,000
Woodbrier	951099	\$95,000

Vacant Sales Used For This Physical Inspection Analysis

Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	042305	9083	08/19/03	\$115,000	5359	N	N
3	042305	9100	06/28/02	\$250,000	40075	N	N
3	092305	9196	09/15/03	\$106,000	5479	N	N
3	722750	1371	01/25/02	\$242,950	10764	Y	N
3	722780	0881	11/26/03	\$67,500	6410	N	N
3	773610	0050	05/30/02	\$120,000	10710	N	N
4	032305	9026	09/08/03	\$262,921	253260	N	N
4	032305	9251	09/17/03	\$305,000	142441	N	N
4	063810	0077	03/07/03	\$100,000	20908	N	N
4	063810	0173	11/05/03	\$125,000	43655	N	N
4	102305	9102	03/27/03	\$175,000	4084	N	N
4	102305	9181	12/13/02	\$20,000	9975	N	N
4	122305	9004	02/25/02	\$420,000	907354	Y	N
4	122305	9086	05/23/02	\$215,000	206038	Y	N
4	165650	0305	10/15/03	\$155,000	9600	N	N
4	231680	0130	04/04/03	\$125,000	7153	N	N
4	522930	0329	01/31/03	\$80,000	33000	N	N
4	664950	0060	09/02/03	\$50,000	8256	N	N
4	664950	0150	09/02/03	\$50,000	10640	N	N
4	894641	0210	03/11/03	\$90,000	5110	N	N
4	935330	0920	06/10/03	\$75,000	11340	N	N
4	947571	0200	02/07/02	\$291,012	3898	N	N
4	951094	0190	08/15/03	\$122,000	5503	N	N
5	084710	0082	03/19/03	\$112,500	7202	N	N
5	084710	0083	03/19/03	\$112,500	7202	N	N
5	084710	0084	03/19/03	\$112,500	8164	N	N
5	152305	9187	09/05/02	\$90,000	108028	N	N
5	321100	0880	09/18/03	\$187,000	7800	N	N
5	395590	1220	03/28/02	\$317,000	5699	N	N
5	395590	1250	02/24/02	\$349,395	6756	N	N
7	132305	9138	12/10/02	\$100,000	179467	N	N
7	147170	0290	05/20/03	\$7,813	13500	N	N
7	147170	0300	05/21/03	\$9,375	15750	N	N
7	147170	0310	05/26/03	\$7,812	13500	N	N
7	172306	9041	02/26/03	\$200,000	442134	N	N
7	172306	9046	05/14/02	\$15,000	19602	Y	Y
7	182306	9107	11/25/02	\$130,000	67082	N	N
7	182306	9126	02/05/02	\$120,000	103672	N	N
7	509540	0610	05/22/02	\$70,000	28755	N	N
7	509550	0160	09/13/02	\$4,800	14375	N	N
7	510330	0130	03/21/03	\$142,500	22247	N	N
7	510330	0190	09/17/03	\$150,000	31348	N	N
7	722990	0045	06/06/02	\$14,600	18450	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7	741800	0100	06/27/02	\$75,000	12975	N	N
64-2	072306	9181	5/1/2003	\$271,500	217800	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	092305	9048	06/10/02	\$50,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	722750	1370	11/26/02	\$2,600	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
4	112305	9030	12/30/03	\$250,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
4	112305	9081	02/22/02	\$45,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	122305	9017	03/31/03	\$1,000	QUIT CLAIM DEED
4	122305	9017	03/31/03	\$1,400	QUIT CLAIM DEED
4	894641	0020	03/27/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0040	10/10/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0050	07/17/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0170	12/10/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0180	08/29/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0190	12/15/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0220	12/08/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0230	11/25/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0240	11/03/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0260	11/12/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0270	10/21/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0280	10/23/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0290	09/25/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0300	04/24/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0310	08/26/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0320	11/25/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0330	03/07/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0360	09/12/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0380	08/23/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0380	09/15/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0390	06/24/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0400	10/27/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0410	08/21/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0420	08/08/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	152305	9090	10/07/02	\$20,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
5	152305	9090	12/02/02	\$61,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	152305	9187	02/12/02	\$8,000	NO MARKET EXPOSURE; FORCED SALE
5	152305	9233	09/22/03	\$95,000	BUILDER OR DEVELOPER SALES
5	162305	9131	10/14/02	\$33,250	CORPORATE AFFILIATES
5	214150	0020	04/09/02	\$127,007	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	214150	0030	04/08/02	\$125,707	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	182306	9167	01/02/03	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	182306	9281	07/25/02	\$7,250	RELATED PARTY, FRIEND, OR NEIGHBOR
7	202306	9047	04/02/02	\$105,000	NO MARKET EXPOSURE

Vacant Sales Removed From This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	404840	0216	11/11/03	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	509540	1380	05/08/02	\$7,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	509540	1650	07/26/02	\$8,000	QUIT CLAIM DEED
7	510330	0060	05/07/03	\$135,000	BUILDER OR DEVELOPER SALES
7	510330	0140	05/07/03	\$136,550	BUILDER OR DEVELOPER SALES
7	510330	0270	05/07/03	\$135,000	BUILDER OR DEVELOPER SALES
7	722970	0310	02/03/03	\$30,000	NO MARKET EXPOSURE
7	723010	0670	12/29/03	\$31,764	NON-REPRESENTATIVE SALE
7	723020	0430	08/05/02	\$25,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2002 to 1/2004 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Area 32 is a very desirable area because of its easy access to Interstate 405 and Highway 169, close proximity to Lake Washington and recreational opportunities at Coulon Park and various neighborhood parks, accessibility to Renton Technical College and central neighborhood shopping and amenities. This area is also desirable because it fulfills a demand for entry level homes for first time home buyers. It consists of average quality homes built predominantly from the 1940's to present, with a recent surge of new construction within the last four years and a large number of new homes scheduled to be built.

A total of 1273 improved sales were analyzed in area 32. The analysis consisted of a systematic review of pertinent characteristics which influence property value such as Base Land, Building RCN (replacement cost new), Building RCNLD (replacement cost new less depreciation) Age, Condition, Accessory cost and Plat Major. Characteristics that indicated possible adjustment were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports and statistical diagnostics were scrutinized to determine adjustments for any specific market segment or which specific variables would be included in the final valuation model. These tools revealed that variables integral for the model for Area 32 to be Base Land Value, Building RCN, Age, Grade, Fair, Good, Very Good conditions, Accessory RCNLD, Large lot size, Sub-area 7 and various Plat Majors.

Properties in poor condition, homes that are grade 5 or below, and parcels with more than one improvement were considered outliers. In the valuing of exception parcels, appraiser judgment was the most important factor with the aid of available Assessor applications and cost tools. Manufactured homes were also considered as exception parcels and were valued utilizing the "Boecke" 2004 Mobile -Manufactured Housing Cost Guide, depreciating for age, with an additional \$18,000 added to reflect market value for mobile homes in the area. There were a total of 159 properties with manufactured homes in Area 32, with 13 fair market sales of manufactured homes sales within the last two years.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model For Area 32

Formula

Intercept	1.046687
+If Sub-area is 7 then LN(10)	* 0.04566712
+If Major = 214150 then LN(10)	* -0.02094066
+If Major = 666903 then LN(10)	* -0.0195793
+If Major = 778789 then LN(10)	* 0.05178953
+If Major = 338814 then LN(10)	* 0.09574077
+LN(BaseLand/1000)	* 0.5348071
+LN(BldgRcn/1000)	* 0.4483401
+Accessory RCNLD/100	* 0.0004524435
+LN(Age+1)	* -0.03859751
+LN(EXP(Grade))	* -0.02117737
+If Condition is Fair then LN(10)	* 0.04707398
+If Condition is Good then LN(10)	* 0.008564207
+If Condition is Very Good then LN(10)	* 0.02380867
+If Lot size > 43,559 square feet then LN(10)	<u>* 0.03118761</u>
	= Total

Then EXP(Total)*1000 = EMV
 Then Truncate EMV to the lower thousand

EMV	=	Total Value
Land Value	=	Base Land Value
Improvement Value	=	EMV – Base Land Value

EMV values were not generated for:

- Buildings with grades less than 5
- Poor condition
- Parcels with more than 1 building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Lot size less than 1,000 square feet

Supplemental Valuation Models (Adjustments to EMV)

Adjustments to EMV for all of Area 32

- Multiple Improvements on one site: Total EMV for Imp #1 + RCNLD for Imp #2 (+ Accessory RCNLD if applicable)

Adjustments to EMV for 32-3

- Duplexes built before 1980: Imp EMV x .95 + Base land value

Adjustments to EMV for 32-4

- Grade 9 & 10 homes built in or after 1990: Imp EMV x 1.20 + Base land value
- Improvements \geq 3,100 SF in Majors 947792 & 947793: Imp EMV x 1.10 + Base land value
- Parcels with accessory cost > \$30,000: Imp EMV + Accy RCNLD + Base land value
- Grades 8, 9 & 10 built prior to 1990: Imp EMV x 1.15 + Base land value (used occasionally to equalize)

Adjustments to EMV for 32-5

- Major 146120 – Cedar River Bluff: Imp EMV x 1.10 + Base land value
- Major 252550 – Fernwood North: Imp EMV x 1.10 + Base land value
- Major 395590 – La Colina: Imp EMV x 1.10 + Base land value
- Major 730290 – Ridge Point Estates: If Grade 9 – Imp RCNLD x 1.15 + Base land value
If Grade 10 – Imp EMV x 1.10 + Base land value
- Major 943275 – Willow Brook Lane: Imp EMV x 1.15 + Base land value
- Grade 9 & 10 homes built after 1990: Imp EMV x 1.10 (used occasionally to equalize)
- Improvements built prior to 1960: RCNLD
- If Grade < 6: RCNLD
- Parcels with accessory cost > \$30,000: Imp EMV + Accy RCNLD + Base land value

Adjustments to EMV for 32-7

- Majors 723000 & 723010 – If homes built in or after 1990 have Above grade area > 2,800 SF or Total living area > 3,000 SF: Imp EMV x .90 + Base land value
- Major 769550: Total EMV x 1.05
- Two-story homes built in or after 1990- (used occasionally to equalize)
 - If lot smaller than 1 acre: Imp EMV x 1.15 + Base land value
 - If lot larger than 1 acre or on waterfront: Imp EMV x 1.10 + Base land value
- Parcels with excessive accessories: Imp EMV + Accy RCNLD + Base land value (used occasionally to equalize)

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used For This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
3	041800	0035	2/21/02	\$142,300	660	0	5	1952	4	5115	N	N	671 PIERCE CT NE	
3	041800	0345	3/26/03	\$148,400	660	0	5	1952	4	5200	N	N	3416 NE 6TH ST	
3	041800	0480	10/2/03	\$149,950	660	0	5	1952	4	4700	N	N	3631 NE 7TH PL	
3	041800	0460	10/23/02	\$153,000	670	0	5	1952	3	5200	N	N	3616 NE 6TH ST	
3	722750	0880	6/21/02	\$159,000	690	0	5	1942	5	4702	N	N	807 DAYTON AV NE	
3	042200	0070	8/26/03	\$175,000	700	0	5	1954	4	5500	N	N	810 QUEEN AV NE	
3	042200	0075	4/22/02	\$149,990	700	0	5	1954	4	5500	N	N	778 QUEEN AV NE	
3	042300	0195	10/29/03	\$151,900	700	0	5	1954	3	5400	N	N	859 OLYMPIA AV NE	
3	042400	0110	10/27/03	\$167,950	700	0	5	1954	4	6000	N	N	3413 NE 9TH ST	
3	042100	0040	7/17/03	\$143,950	700	0	5	1953	3	5400	N	N	663 REDMOND AV NE	
3	042100	0110	7/1/03	\$164,950	700	0	5	1953	5	7526	N	N	692 REDMOND AV NE	
3	042100	0185	4/7/03	\$153,000	700	0	5	1953	5	4700	N	N	751 REDMOND AV NE	
3	042100	0350	1/23/03	\$140,000	700	0	5	1953	4	6188	N	N	722 SHELTON AV NE	
3	042100	0360	7/28/03	\$135,000	700	0	5	1953	4	6760	N	N	714 SHELTON AV NE	
3	042100	0500	3/17/03	\$156,990	700	0	5	1953	5	7303	N	N	3918 NE 6TH PL	
3	042100	0540	7/1/02	\$159,000	700	0	5	1953	5	5830	N	N	612 TACOMA AV NE	
3	042100	0650	7/8/03	\$154,500	700	0	5	1953	4	8250	N	N	613 TACOMA AV NE	
3	042100	0655	7/1/02	\$137,000	700	0	5	1953	3	6900	N	N	617 TACOMA AV NE	
3	041800	0360	8/28/03	\$164,950	700	0	5	1952	4	5745	N	N	3631 NE 6TH PL	
3	041800	0405	7/7/03	\$154,000	700	0	5	1952	4	5200	N	N	3513 NE 6TH PL	
3	041800	0530	5/1/02	\$146,900	700	0	5	1952	4	6674	N	N	3600 NE 6TH PL	
3	722750	0340	12/13/03	\$147,000	720	0	5	1942	4	6293	N	N	2208 NE 9TH ST	
3	722750	0830	4/17/03	\$149,000	720	0	5	1942	3	4222	N	N	822 DAYTON AV NE	
3	722750	0905	4/5/02	\$164,000	720	0	5	1942	4	4322	N	N	755 DAYTON AV NE	
3	722750	0975	8/22/02	\$143,500	720	0	5	1942	4	5291	N	N	850 ABERDEEN AV NE	
3	722750	1085	5/3/02	\$153,900	720	0	5	1942	3	8200	Y	N	2198 NE 8TH PL	

Improved Sales Used For This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	722750	1295	11/14/03	\$199,000	720	0	5	1942	5	6042	Y	N	2101 NE 6TH PL
3	722750	1335	11/26/02	\$146,000	720	0	5	1942	3	4650	N	N	2209 NE 6TH PL
3	722750	1645	7/16/03	\$165,000	720	0	5	1942	4	5600	N	N	2512 NE 7TH ST
3	722750	1710	6/27/03	\$154,500	720	0	5	1942	4	4320	N	N	2509 NE 7TH ST
3	722750	1910	11/4/02	\$151,800	720	0	5	1942	4	5665	N	N	651 HARRINGTON AV NE
3	722750	1930	4/9/02	\$148,000	720	0	5	1942	4	5162	N	N	2704 NE 6TH PL
3	722750	1950	6/24/03	\$166,000	720	0	5	1942	5	5358	N	N	622 GLENNWOOD CT NE
3	722750	2015	4/30/02	\$141,950	720	0	5	1942	4	4950	N	N	2709 NE 6TH PL
3	722750	2075	4/14/03	\$154,000	720	0	5	1942	4	6180	N	N	2708 NE 5TH PL
3	722750	2100	11/24/03	\$173,684	720	0	5	1942	4	4560	N	N	2513 NE 6TH PL
3	722750	2320	9/23/02	\$153,000	720	0	5	1942	4	6159	N	N	675 DAYTON AV NE
3	722750	2430	11/26/02	\$149,847	720	0	5	1942	4	4927	N	N	682 CAMAS AV NE
3	041800	0420	7/11/02	\$145,000	730	0	5	1952	5	5000	N	N	3504 NE 6TH ST
3	041800	0150	6/17/02	\$169,900	740	0	5	1952	5	5200	N	N	3407 NE 7TH PL
3	041800	0260	11/15/02	\$152,000	750	0	5	1952	5	5200	N	N	3413 NE 6TH PL
3	722750	0760	7/22/02	\$150,000	750	0	5	1942	4	4756	N	N	763 EDMONDS AV NE
3	722750	1425	4/25/03	\$150,000	750	300	5	1942	3	4917	N	N	2307 NE 7TH ST
3	722750	1435	7/14/03	\$147,000	750	0	5	1942	4	4537	N	N	2315 NE 7TH ST
3	722750	1490	9/18/03	\$162,000	750	0	5	1942	4	5132	N	N	2212 NE 6TH PL
3	722750	1575	11/26/02	\$159,950	750	0	5	1942	4	5551	N	N	654 DAYTON AV NE
3	722750	1620	2/6/02	\$148,000	750	0	5	1942	4	5560	N	N	2412 NE 6TH PL
3	041800	0180	9/10/03	\$214,950	770	0	5	1954	5	5200	N	N	3307 NE 7TH PL
3	041800	0165	10/1/02	\$165,000	770	280	5	1953	4	5200	N	N	3325 NE 7TH PL
3	041800	0170	8/15/02	\$172,000	770	530	5	1953	5	5200	N	N	3319 NE 7TH PL
3	042450	0100	5/20/03	\$168,500	800	0	5	1955	4	5600	N	N	3431 NE 8TH ST
3	042500	0205	5/1/02	\$150,000	800	0	5	1955	4	5700	N	N	3512 NE 9TH ST
3	042300	0020	7/25/02	\$140,000	800	0	5	1954	3	5400	N	N	854 QUEEN AV NE
3	042300	0090	6/6/03	\$166,300	800	0	5	1954	4	7446	N	N	855 QUEEN AV NE
3	042400	0015	10/18/02	\$165,500	800	0	5	1954	4	6000	N	N	3405 NE 10TH ST
3	092305	9178	12/22/03	\$162,950	800	0	5	1924	5	11070	N	N	525 UNION AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	042100	0140	7/18/03	\$148,500	820	0	5	1953	4	9464	N	N	668 REDMOND AV NE
3	041800	0185	1/30/03	\$188,500	840	670	5	1954	4	5500	N	N	3301 NE 7TH PL
3	722750	2325	4/22/02	\$157,900	840	0	5	1942	5	5890	Y	N	671 DAYTON AV NE
3	042200	0095	8/26/03	\$158,000	850	0	5	1954	4	5500	N	N	777 REDMOND AV NE
3	722750	0120	2/12/03	\$162,000	850	0	5	1942	4	4827	N	N	2214 NE 9TH PL
3	722750	0075	1/11/02	\$160,000	860	0	5	1942	5	5800	N	N	2108 NE 9TH ST
3	722750	0440	6/11/02	\$158,950	860	0	5	1942	3	9208	N	N	935 FERNDALE CIR NE
3	722750	0445	10/20/03	\$170,390	860	0	5	1942	5	8590	N	N	939 FERNDALE CIR NE
3	722750	1120	1/23/02	\$146,000	860	0	5	1942	3	6800	N	N	2303 NE 8TH PL
3	722750	1730	11/11/02	\$135,000	860	0	5	1942	4	8938	N	N	655 FERNDALE CT NE
3	722750	1760	8/15/03	\$165,950	860	0	5	1942	4	5040	N	N	2609 NE 7TH ST
3	722750	1035	10/2/02	\$152,000	870	0	5	1942	4	5012	N	N	2305 NE 9TH ST
3	722750	1465	11/21/03	\$183,400	870	0	5	1942	3	5185	N	N	2308 NE 6TH PL
3	722750	1020	12/31/03	\$185,000	880	720	5	1942	4	5101	N	N	2217 NE 9TH ST
3	722750	0980	9/15/03	\$175,000	910	0	5	1942	4	5450	N	N	854 ABERDEEN AV NE
3	042100	0015	10/27/03	\$169,900	920	0	5	1953	4	5888	N	N	674 QUEEN AV NE
3	722750	1565	5/2/02	\$144,950	930	0	5	1942	3	5330	N	N	659 EDMONDS AV NE
3	722750	2295	3/5/02	\$149,995	930	0	5	1942	4	5786	N	N	686 CAMAS AV NE
3	722750	0490	2/14/03	\$158,475	940	0	5	1942	4	5810	N	N	916 FERNDALE CIR NE
3	722750	1430	9/10/03	\$176,000	940	300	5	1942	5	4939	N	N	2311 NE 7TH ST
3	042300	0275	12/1/03	\$175,800	950	0	5	1967	3	9088	N	N	850 QUEEN AV NE
3	042100	0375	9/12/02	\$179,500	960	0	5	1954	4	6240	N	N	3912 NE 7TH ST
3	042300	0145	6/26/02	\$168,500	960	0	5	1954	4	5880	N	N	3510 NE 8TH ST
3	042300	0225	8/20/02	\$176,000	960	0	5	1954	4	6000	N	N	3601 NE 8TH ST
3	041800	0285	4/8/03	\$162,500	970	0	5	1952	4	5200	N	N	3319 NE 6TH PL
3	722750	2455	9/23/03	\$197,000	970	970	5	1942	4	6100	Y	N	651 CAMAS AV NE
3	722750	2225	9/24/03	\$190,000	980	500	5	1942	4	5940	N	N	631 FERNDALE AV NE
3	042500	0245	12/8/03	\$191,500	1000	0	5	1954	4	7070	N	N	3501 NE 9TH ST
3	722750	0470	8/12/03	\$199,989	1000	1000	5	1991	3	6896	N	N	2618 NE 9TH ST
3	722750	1155	11/12/02	\$170,000	1010	0	5	1942	5	5973	N	N	2214 NE 8TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	722750	1535	7/14/03	\$185,297	1010	0	5	1942	5	5607	N	N	2411 NE 7TH ST
3	722750	2450	5/10/03	\$209,000	1010	890	5	1942	5	6200	Y	N	655 CAMAS AV NE
3	041800	0550	6/13/02	\$159,990	1020	0	5	1952	4	5000	N	N	657 QUEEN AV NE
3	722750	0480	5/27/03	\$168,000	1020	0	5	1942	5	5893	N	N	908 FERNDALE CIR NE
3	041800	0325	10/8/03	\$175,000	1030	0	5	1952	5	5200	N	N	3328 NE 6TH ST
3	722750	0855	5/2/02	\$171,000	1040	0	5	1942	4	4950	N	N	855 DAYTON AV NE
3	722750	0210	1/15/03	\$158,000	1050	0	5	1942	4	5320	N	N	915 EDMONDS AV NE
3	722750	1495	12/10/03	\$179,000	1050	0	5	1942	5	5065	N	N	2208 NE 6TH PL
3	042400	0020	7/11/03	\$159,000	1080	0	5	1954	4	6000	N	N	3401 NE 10TH ST
3	722750	0890	12/16/03	\$188,072	1080	0	5	1942	5	4744	N	N	801 DAYTON AV NE
3	042100	0030	9/8/03	\$179,950	1090	0	5	1953	5	5200	N	N	666 QUEEN AV NE
3	722780	0630	9/9/03	\$147,000	1090	0	5	1943	2	11328	N	N	2906 NE 5TH PL
3	042450	0045	6/24/03	\$183,500	1100	0	5	1955	4	6100	N	N	851 OLYMPIA AV NE
3	041800	0060	10/23/02	\$174,500	1130	0	5	1952	4	8100	N	N	3512 NE 7TH PL
3	722750	0670	8/26/02	\$177,650	1140	0	5	1942	4	5400	N	N	2519 NE 9TH ST
3	722750	1440	10/27/03	\$205,000	1140	0	5	1942	5	4745	N	N	2319 NE 7TH ST
3	722750	0315	4/17/02	\$153,950	1150	0	5	1942	3	7211	N	N	2312 NE 9TH ST
3	722750	0415	11/5/02	\$160,000	1150	0	5	1942	4	9347	N	N	913 FERNDALE CIR NE
3	722750	1870	1/20/03	\$170,000	1150	0	5	1942	4	6076	N	N	660 FERNDALE PL NE
3	722750	2215	3/20/02	\$158,000	1150	0	5	1942	3	5814	N	N	639 FERNDALE AV NE
3	042000	0040	4/18/03	\$175,000	1160	0	5	1953	5	5100	N	N	659 REDMOND AV NE
3	722750	0425	12/24/03	\$178,000	1160	0	5	1942	4	6902	N	N	923 FERNDALE CIR NE
3	722750	0410	12/22/03	\$213,550	1170	660	5	1942	5	5700	N	N	909 FERNDALE CIR NE
3	722750	2420	3/4/02	\$172,000	1170	0	5	1942	4	6500	N	N	674 CAMAS AV NE
3	722750	1920	11/10/03	\$195,000	1180	0	5	1942	4	6860	N	N	2712 NE 6TH PL
3	722750	1185	5/3/02	\$162,950	1200	0	5	1942	4	4744	N	N	2205 NE 8TH ST
3	041800	0320	6/11/03	\$201,900	1210	0	5	1952	5	5200	N	N	3322 NE 6TH ST
3	042100	0630	4/26/02	\$179,000	1220	0	5	1953	5	5885	N	N	3916 NE 6TH ST
3	722750	1825	8/25/03	\$173,000	1220	0	5	1942	4	4290	N	N	672 EDMONDS AV NE
3	042000	0085	2/22/02	\$181,552	1240	0	5	1953	5	5700	N	N	3707 NE 6TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	041800	0370	5/9/02	\$175,900	1250	0	5	1952	4	5200	N	N	3619 NE 6TH PL
3	722780	0625	9/23/03	\$186,950	1250	0	5	1943	4	10368	N	N	2912 NE 5TH PL
3	722750	2315	9/17/03	\$195,300	1280	0	5	1942	5	6000	N	N	679 DAYTON AV NE
3	042400	0085	9/17/02	\$193,500	1300	0	5	1954	5	6000	N	N	3400 NE 9TH ST
3	722750	0680	7/24/03	\$179,500	1300	0	5	1942	4	5800	N	N	2605 NE 9TH ST
3	092305	9107	5/16/02	\$185,000	1330	0	5	1943	4	14070	N	N	3613 NE 12TH ST
3	722750	2220	3/6/02	\$167,000	1420	0	5	1942	4	5724	N	N	635 FERNDALE AV NE
3	042450	0010	2/27/02	\$170,000	1430	0	5	1955	4	5600	N	N	3419 NE 8TH ST
3	722750	1765	11/25/02	\$175,000	1430	0	5	1942	4	5490	N	N	2613 NE 7TH ST
3	722780	0700	8/7/02	\$184,000	1440	0	5	1943	4	12878	N	N	651 INDEX PL NE
3	042200	0030	2/11/03	\$179,999	1610	0	5	1954	5	8892	N	N	3819 NE 8TH CT
3	722750	1455	6/21/02	\$191,500	1680	0	5	1942	5	5087	N	N	2318 NE 6TH PL
3	722780	0770	4/10/02	\$180,000	1750	0	5	1943	3	7742	N	N	666 INDEX PL NE
3	722780	0880	6/13/03	\$196,950	1750	0	5	1943	4	9387	N	N	2821 NE 7TH ST
3	722780	0650	11/15/02	\$185,000	1820	0	5	1943	4	10710	N	N	619 INDEX AV NE
3	947620	0425	1/15/02	\$157,000	640	640	6	1943	3	8945	N	N	509 WINDSOR PL NE
3	947620	0545	9/25/03	\$215,000	680	670	6	1944	5	6696	Y	N	582 WINDSOR PL NE
3	947620	0365	5/19/03	\$173,000	780	0	6	1943	4	6395	Y	N	425 WINDSOR WY NE
3	947620	0700	11/21/02	\$195,000	790	790	6	1943	4	7200	Y	N	357 BRONSON WY NE
3	947620	0480	7/9/03	\$160,000	810	0	6	1943	4	8450	Y	N	426 WINDSOR WY NE
3	042400	0140	7/17/02	\$159,900	870	0	6	1954	4	6000	N	N	3307 NE 9TH ST
3	801110	0074	7/5/02	\$177,500	900	0	6	1961	4	6039	N	N	755 QUEEN AV NE
3	947620	0405	9/19/02	\$159,900	900	0	6	1943	4	9100	N	N	441 WINDSOR WY NE
3	722780	0694	9/16/03	\$160,000	940	0	6	2001	3	4943	N	N	640 INDEX AV NE
3	042450	0055	9/18/03	\$236,000	950	950	6	1959	4	6100	N	N	811 OLYMPIA AV NE
3	041900	0040	8/28/03	\$165,000	960	0	6	1953	4	5400	N	N	3617 NE 6TH ST
3	947620	0600	12/10/03	\$160,000	960	0	6	1944	3	7860	N	N	504 WINDSOR PL NE
3	042400	0040	2/1/02	\$170,000	1010	0	6	1954	4	6000	N	N	3305 NE 10TH ST
3	947670	0120	3/17/03	\$185,000	1010	550	6	1944	4	7518	N	N	578 BRONSON WY NE
3	042520	0170	11/12/03	\$180,000	1020	0	6	1959	4	7176	N	N	851 REDMOND AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	042520	0220	8/21/02	\$182,000	1020	0	6	1959	5	7315	N	N	850 REDMOND AV NE
3	947620	0230	9/29/03	\$163,500	1040	0	6	1942	3	6624	Y	N	483 BRONSON WY NE
3	947670	0125	6/9/03	\$157,000	1040	0	6	1942	4	7381	N	N	574 BRONSON WY NE
3	042100	0585	1/3/02	\$170,000	1050	0	6	1968	4	5200	N	N	655 UNION AV NE
3	880540	0030	10/2/03	\$201,800	1060	0	6	1981	3	6694	N	N	4009 NE 6TH CT
3	042100	0035	7/21/03	\$165,000	1060	0	6	1953	4	5000	N	N	662 QUEEN AV NE
3	947620	0030	9/24/03	\$182,900	1060	0	6	1943	4	6900	N	N	501 GRANDEY WY NE
3	947620	0170	9/26/03	\$197,000	1060	0	6	1943	5	10000	Y	N	458 GRANDEY WY NE
3	042520	0130	8/15/03	\$170,000	1070	0	6	1958	4	6060	N	N	859 REDMOND AV NE
3	042100	0395	2/13/02	\$166,000	1080	0	6	1963	4	5830	N	N	4008 NE 7TH ST
3	042100	0445	8/19/02	\$178,450	1100	0	6	1963	4	5408	N	N	4001 NE 7TH ST
3	722750	1585	8/1/02	\$179,000	1110	0	6	1977	3	7218	N	N	622 DAYTON AV NE
3	947620	0720	5/15/02	\$170,000	1110	0	6	1943	4	11478	N	N	349 BRONSON WY NE
3	042500	0150	8/6/02	\$170,000	1120	0	6	1958	4	5500	N	N	3617 NE 10TH ST
3	042000	0105	4/8/03	\$173,950	1140	0	6	1953	5	5700	N	N	3710 NE 6TH ST
3	042500	0260	3/28/02	\$180,000	1150	0	6	1954	4	7070	N	N	3601 NE 9TH ST
3	722750	1365	4/25/03	\$195,000	1150	0	6	1942	5	5233	N	N	671 CAMAS AV NE
3	042400	0005	9/2/03	\$203,500	1170	0	6	1954	4	6000	N	N	913 OLYMPIA AV NE
3	042400	0050	4/23/02	\$152,500	1170	0	6	1954	3	6000	N	N	916 MONROE AV NE
3	041900	0015	9/19/03	\$172,000	1170	0	6	1953	4	5400	N	N	3517 NE 6TH ST
3	311990	0165	6/20/02	\$181,000	1170	0	6	1948	3	6111	N	N	848 SUNSET BL NE
3	042400	0010	8/19/03	\$200,000	1200	0	6	1954	5	6000	N	N	3409 NE 10TH ST
3	947620	0685	6/16/03	\$179,500	1200	500	6	1944	3	7722	N	N	569 BRONSON PL NE
3	947620	0276	11/19/03	\$221,000	1240	0	6	1943	5	9600	N	N	514 BRONSON PL NE
3	042500	0250	12/3/03	\$179,500	1250	0	6	1956	4	6060	N	N	3507 NE 9TH ST
3	042500	0120	7/24/03	\$194,900	1290	0	6	1957	5	5185	N	N	3608 NE 10TH ST
3	042520	0055	12/2/02	\$187,000	1300	0	6	1959	5	5702	N	N	3724 NE 9TH ST
3	042500	0070	3/20/02	\$170,000	1300	0	6	1958	4	5695	N	N	3519 NE 10TH LN
3	722750	0390	7/23/02	\$226,000	1300	570	6	1942	5	5697	N	N	2506 NE 9TH ST
3	042520	0135	6/19/02	\$190,000	1320	0	6	1959	5	5940	N	N	855 REDMOND AV NE

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3	947620	0665	2/7/02	\$194,888	1320	0	6	1942	5	7032	N	N	553 BRONSON PL NE
3	947620	0595	12/5/03	\$186,000	1330	0	6	1944	3	7860	N	N	506 WINDSOR PL NE
3	042500	0035	12/4/02	\$190,000	1350	0	6	1958	5	14516	N	N	3510 NE 10TH LN
3	947620	0555	5/30/02	\$195,000	1350	0	6	1944	5	6648	Y	N	574 WINDSOR PL NE
3	042100	0450	1/28/02	\$174,500	1370	0	6	1963	4	5310	N	N	3911 NE 7TH ST
3	722750	1100	9/27/02	\$179,950	1370	0	6	1942	4	7700	N	N	2209 NE 8TH PL
3	042500	0010	3/17/03	\$194,000	1460	0	6	1958	4	5440	N	N	3618 NE 10TH LN
3	042450	0050	10/24/02	\$189,950	1460	0	6	1955	4	6100	N	N	815 OLYMPIA AV NE
3	947620	0470	1/8/02	\$239,000	1600	820	6	1943	4	6000	Y	N	422 WINDSOR WY NE
3	092305	9202	2/27/02	\$213,550	1880	0	6	1971	4	7690	N	N	3625 NE 10TH CT
3	722750	0520	3/6/02	\$192,000	2370	0	6	1942	4	7372	N	N	900 FERNDALE CIR NE
3	807420	0030	7/23/02	\$185,000	920	0	7	1958	4	7560	N	N	601 JEFFERSON AV NE
3	722750	0475	8/29/03	\$185,000	1010	0	7	1960	4	4952	N	N	2511 NE 9TH PL
3	106150	0230	11/14/03	\$231,000	1030	1010	7	1963	4	8260	N	N	1122 SHELTON AV NE
3	807420	0180	11/7/03	\$176,000	1040	0	7	1957	4	7650	N	N	566 JEFFERSON AV NE
3	091150	0150	8/27/02	\$208,000	1050	0	7	1958	5	9750	N	N	1216 PIERCE PL NE
3	298740	0110	8/18/03	\$191,500	1060	0	7	1959	4	5270	N	N	3724 NE 10TH ST
3	806290	0065	1/18/02	\$175,000	1080	0	7	1963	5	6300	N	N	3506 NE 11TH ST
3	245720	0055	3/26/03	\$189,950	1080	0	7	1961	5	7421	N	N	832 INDEX CT NE
3	106140	0350	8/27/03	\$205,000	1090	0	7	1962	4	8732	N	N	1048 NE 10TH CT
3	106140	0430	3/10/03	\$200,000	1090	0	7	1962	5	8236	N	N	1005 REDMOND AV NE
3	329180	0510	4/23/03	\$225,000	1100	320	7	1984	3	7650	N	N	2714 NE 4TH CT
3	806290	0005	8/26/03	\$198,650	1100	0	7	1966	5	6300	N	N	1159 PIERCE AV NE
3	042550	0020	6/4/02	\$231,950	1100	820	7	1961	5	6216	N	N	3513 NE 11TH ST
3	807420	0100	11/12/03	\$186,750	1120	0	7	1957	4	8250	N	N	3004 NE 5TH PL
3	723130	0015	5/14/02	\$210,000	1130	1130	7	1955	5	7350	Y	N	621 BLAINE CT NE
3	106150	0090	5/10/02	\$209,950	1140	0	7	1963	5	14840	N	N	1013 SHELTON AV NE
3	329180	0500	10/29/03	\$245,000	1150	360	7	1984	4	7650	N	N	2708 NE 4TH CT
3	091150	0040	1/10/02	\$177,000	1150	0	7	1958	4	12194	N	N	3624 NE 14TH ST
3	722780	0721	6/13/03	\$177,950	1160	0	7	2003	3	5590	N	N	608 INDEX AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	285480	0260	6/11/02	\$236,000	1170	1170	7	1959	4	11334	N	N	1069 LYNNWOOD AV NE
3	723650	0045	6/24/02	\$190,000	1170	0	7	1959	4	7700	N	N	2920 NE 4TH ST
3	042540	0030	1/30/02	\$224,500	1170	1170	7	1958	5	6132	N	N	3312 NE 11TH PL
3	508590	0025	12/23/02	\$240,000	1180	1180	7	1965	4	8040	N	N	1003 OLYMPIA AV NE
3	082305	9114	5/19/03	\$204,000	1180	680	7	1950	4	11400	Y	N	950 SUNSET BL NE
3	106150	0420	6/24/03	\$199,950	1190	0	7	1964	4	7056	N	N	1151 TACOMA AV NE
3	329180	0420	10/20/03	\$241,500	1200	370	7	1984	4	7920	N	N	514 FERNDALE AV NE
3	894850	0100	7/9/02	\$191,700	1200	0	7	1959	4	9040	N	N	659 JEFFERSON AV NE
3	723630	0070	5/21/02	\$187,500	1200	0	7	1958	4	7533	N	N	505 INDEX AV NE
3	780920	0065	6/5/02	\$221,000	1210	1210	7	1960	4	13532	N	N	809 MONROE AV NE
3	780900	0085	7/30/02	\$195,000	1210	0	7	1958	4	9180	N	N	760 KIRKLAND AV NE
3	880910	0020	1/31/02	\$224,000	1220	310	7	1991	3	7226	N	N	4014 NE 7TH CT
3	802974	0040	11/20/02	\$240,990	1240	700	7	2002	3	4187	N	N	517 QUEEN AV NE
3	802974	0050	11/22/02	\$245,990	1240	700	7	2002	3	4184	N	N	523 QUEEN AV NE
3	802974	0070	3/26/03	\$247,990	1240	700	7	2002	3	4179	N	N	531 QUEEN AV NE
3	780900	0060	10/16/02	\$232,000	1250	620	7	1967	4	8307	N	N	808 LYNNWOOD AV NE
3	780900	0045	3/3/03	\$230,000	1250	620	7	1958	5	7526	N	N	838 LYNNWOOD AV NE
3	329180	0310	8/19/02	\$250,000	1260	390	7	1984	3	7200	N	N	2605 NE 5TH CT
3	802974	0010	5/22/02	\$239,990	1270	680	7	2002	3	5480	N	N	507 QUEEN AV NE
3	802974	0020	8/29/02	\$239,950	1270	680	7	2002	3	4191	N	N	509 QUEEN AV NE
3	802974	0030	8/12/02	\$237,990	1270	680	7	2002	3	4189	N	N	515 QUEEN AV NE
3	894475	0920	4/11/03	\$239,454	1270	0	7	1997	3	4892	N	N	3902 NE 5TH ST
3	806290	0090	9/25/02	\$200,000	1270	0	7	1965	4	6230	N	N	3501 NE 11TH PL
3	329180	0550	10/28/02	\$248,000	1280	890	7	1980	4	7971	N	N	2837 NE 4TH CT
3	106150	0710	11/22/02	\$204,800	1280	0	7	1965	4	7885	N	N	TACOMA AV NE
3	042540	0010	7/23/03	\$195,000	1280	0	7	1958	4	6059	N	N	3408 NE 11TH PL
3	329180	0260	1/31/03	\$261,600	1290	640	7	1985	4	8214	N	N	455 FERNDALE AV NE
3	329180	0700	10/24/02	\$231,500	1300	720	7	1986	3	7650	N	N	2801 NE 4TH CT
3	329180	0360	10/3/02	\$243,500	1300	650	7	1984	4	7500	N	N	2634 NE 5TH CT
3	091150	0095	1/14/02	\$220,000	1300	0	7	1958	5	9749	N	N	1209 PIERCE PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	802974	0110	4/17/02	\$252,115	1320	740	7	2002	3	3959	N	N	519 QUEEN AV NE
3	723130	0105	5/29/02	\$237,500	1320	670	7	1974	5	9779	Y	N	636 BLAINE AV NE
3	807440	0045	8/2/02	\$237,500	1320	840	7	1961	4	8453	N	N	839 LYNNWOOD AV NE
3	802974	0080	3/26/03	\$249,000	1330	740	7	2002	3	3959	N	N	529 QUEEN AV NE
3	802974	0090	5/23/03	\$247,900	1330	740	7	2002	3	3959	N	N	525 QUEEN AV NE
3	802974	0100	6/9/03	\$249,990	1330	740	7	2002	3	3959	N	N	521 QUEEN AV NE
3	802974	0120	4/29/02	\$241,865	1330	740	7	2002	3	3959	N	N	513 QUEEN AV NE
3	092305	9238	10/7/03	\$241,850	1330	0	7	1977	5	6534	N	N	3605 NE 10TH CT
3	894850	0035	4/29/03	\$207,000	1330	0	7	1958	5	7992	N	N	3032 NE 7TH ST
3	285480	0195	10/31/03	\$224,500	1340	0	7	1963	4	7735	N	N	1010 KIRKLAND AV NE
3	894475	0190	3/19/02	\$219,950	1370	0	7	1998	3	3230	N	N	533 QUEEN PL NE
3	894475	0910	5/28/02	\$230,000	1370	0	7	1997	3	3239	N	N	3906 NE 5TH PL
3	245720	0015	9/29/03	\$218,500	1380	0	7	1962	4	7920	N	N	825 INDEX CT NE
3	746141	0030	6/3/02	\$254,000	1390	910	7	1978	4	8400	N	N	1010 NEWPORT CT NE
3	723610	0050	12/9/02	\$197,000	1390	0	7	1959	4	7821	N	N	504 INDEX AV NE
3	780900	0015	6/4/02	\$209,900	1390	0	7	1958	4	7500	N	N	920 LYNNWOOD AV NE
3	329180	0650	8/23/02	\$265,000	1400	1370	7	1985	3	7904	N	N	415 INDEX PL NE
3	042540	0130	10/25/02	\$210,000	1440	0	7	1959	4	6132	N	N	3407 NE 11TH ST
3	106150	0200	12/11/03	\$214,500	1450	0	7	1963	4	7480	N	N	1162 SHELTON AV NE
3	807440	0175	1/29/02	\$199,000	1450	0	7	1958	4	8058	N	N	805 KIRKLAND AV NE
3	285480	0045	2/26/03	\$207,000	1460	0	7	1958	5	7500	N	N	1070 LYNNWOOD AV NE
3	894475	0080	5/12/03	\$179,900	1470	0	7	1998	3	1800	N	N	3723 NE 6TH ST
3	329180	0780	4/12/02	\$265,950	1470	620	7	1983	4	8325	N	N	426 FERNDALE AV NE
3	266250	0050	4/18/03	\$219,900	1470	0	7	1961	5	8112	N	N	1067 UNION AV NE
3	285480	0105	6/24/02	\$181,000	1470	0	7	1959	4	13616	N	N	1005 MONROE AV NE
3	245720	0085	6/7/02	\$239,950	1490	1420	7	1959	4	7616	N	N	2914 NE 8TH PL
3	245720	0110	11/10/03	\$290,000	1500	1390	7	1959	5	6936	N	N	851 JEFFERSON AV NE
3	092305	9041	4/16/02	\$268,950	1520	1480	7	1994	3	10018	N	N	673 UNION AV NE
3	806290	0070	11/4/03	\$249,500	1560	990	7	1959	4	6300	N	N	1106 OLYMPIA AV NE
3	245720	0180	4/20/02	\$208,000	1570	0	7	1959	3	9646	N	N	801 JEFFERSON AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	106140	0020	5/29/03	\$235,000	1590	0	7	1962	5	8136	N	N	1159 REDMOND AV NE
3	894475	0030	5/29/03	\$197,500	1610	0	7	1998	3	2700	N	N	3705 NE 6TH ST
3	807420	0135	9/9/03	\$232,300	1610	0	7	1957	5	7650	N	N	683 KIRKLAND AV NE
3	894475	0790	3/7/03	\$225,000	1620	0	7	1997	3	3639	N	N	522 SHELTON PL NE
3	894475	0900	12/19/03	\$240,000	1620	0	7	1997	3	3239	N	N	3912 NE 5TH ST
3	042540	0165	2/5/03	\$180,000	1640	0	7	1959	4	6552	N	N	1066 MONROE AV NE
3	894475	0110	9/22/03	\$247,000	1650	0	7	1997	3	3476	N	N	3735 NE 6TH ST
3	894475	0130	8/28/03	\$238,000	1650	0	7	1997	3	2961	N	N	3734 NE 5TH PL
3	894475	0160	9/23/02	\$225,000	1650	0	7	1997	3	3276	N	N	3716 NE 5TH PL
3	894475	0430	11/1/02	\$219,000	1650	0	7	1997	3	2960	N	N	518 QUEEN PL NE
3	951099	0010	10/30/03	\$265,000	1660	0	7	2003	3	5471	N	N	3807 NE 14TH ST
3	951099	0030	12/22/03	\$256,000	1660	0	7	2003	3	3025	N	N	3819 NE 14TH ST
3	951099	0120	9/22/03	\$251,450	1660	0	7	2003	3	3112	N	N	3818 NE 14TH PL
3	951099	0130	10/14/03	\$251,450	1660	0	7	2003	3	3112	N	N	3812 NE 14TH PL
3	951099	0140	11/19/03	\$249,950	1660	0	7	2003	3	3112	N	N	3806 NE 14TH PL
3	951099	0150	12/8/03	\$248,000	1670	0	7	2003	3	4092	N	N	3800 NE 14TH PL
3	042540	0080	2/19/03	\$230,000	1670	0	7	1958	5	6804	N	N	3301 NE 11TH PL
3	806290	0055	10/7/02	\$229,000	1690	0	7	1963	5	8844	N	N	1111 PIERCE AV NE
3	092305	9134	8/7/02	\$210,000	1720	0	7	1975	4	8450	N	N	822 MONROE AV NE
3	042550	0070	10/24/03	\$226,000	1720	0	7	1962	4	6216	N	N	3522 NE 10TH PL
3	285480	0250	9/18/03	\$209,000	1730	0	7	1961	3	10950	N	N	1061 LYNNWOOD AV NE
3	807440	0160	8/18/03	\$224,000	1730	0	7	1958	3	8058	N	N	825 KIRKLAND AV NE
3	106150	0250	2/20/02	\$195,000	1740	0	7	1963	4	7700	N	N	1110 SHELTON AV NE
3	802974	0130	7/10/02	\$259,990	1750	910	7	2002	3	4552	N	N	511 QUEEN AV NE
3	802974	0140	5/29/02	\$269,900	1750	910	7	2002	3	4568	N	N	503 QUEEN AV NE
3	722780	0620	9/17/03	\$271,000	1750	870	7	1960	4	8611	N	N	547 INDEX PL NE
3	337770	0130	11/12/03	\$255,000	1770	0	7	1986	4	10574	N	N	571 OLYMPIA AV NE
3	894475	0460	4/18/03	\$248,500	1780	0	7	1997	3	4417	N	N	3829 NE 6TH ST
3	329180	0730	10/18/02	\$238,950	1810	0	7	1983	4	7500	Y	N	2711 NE 4TH CT
3	106150	0520	7/10/03	\$259,950	1840	0	7	1963	4	8400	N	N	1114 TACOMA AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	091150	0110	1/24/02	\$203,000	1870	0	7	1958	4	9750	N	N	1209 QUEEN AV NE
3	894475	0570	4/4/03	\$257,000	1930	0	7	1998	3	4592	N	N	4008 NE 5TH PL
3	894475	0340	10/28/03	\$262,000	1930	0	7	1997	3	5780	N	N	3730 NE 5TH ST
3	894475	0720	1/13/03	\$244,000	1930	0	7	1997	3	5253	N	N	3903 NE 5TH ST
3	894475	0650	12/13/02	\$249,000	1930	0	7	1996	3	4570	N	N	3925 NE 5TH PL
3	722750	1369	2/7/02	\$254,450	1960	0	7	2002	3	7133	Y	N	2119 NE 6TH CIR
3	722750	1371	1/25/02	\$242,950	1960	0	7	2002	3	10764	Y	N	2115 NE 6TH CIR
3	722750	1373	3/6/02	\$254,950	1960	0	7	2002	3	9642	Y	N	2107 NE 6TH CIR
3	092305	9244	9/12/02	\$269,000	1970	0	7	2001	3	5383	Y	N	528 MONROE AV NE
3	894475	0770	11/4/03	\$269,950	1970	0	7	1997	3	4286	N	N	3827 NE 5TH ST
3	338814	0010	11/20/02	\$340,000	2010	0	7	1990	3	8624	N	N	2826 NE 8TH ST
3	338814	0020	12/11/02	\$305,000	2010	0	7	1990	3	8855	N	N	2900 NE 8TH ST
3	722750	1368	3/6/02	\$270,000	2210	0	7	2002	3	5739	Y	N	2125 NE 6TH CIR
3	092305	9048	11/21/02	\$249,900	2280	0	7	2003	3	7830	N	N	533 UNION AV NE
3	106150	0310	11/19/03	\$266,750	2530	0	7	1965	3	9545	N	N	3908 NE 11TH ST
3	722750	1366	1/25/02	\$300,293	2580	0	7	2002	3	6705	Y	N	2207 NE 6TH CIR
3	722750	1372	5/14/02	\$297,149	2580	0	7	2002	3	14757	Y	N	2111 NE 6TH CIR
3	106150	0680	8/26/02	\$245,000	2790	0	7	1965	4	8740	N	N	1058 TACOMA AV NE
3	245720	0105	11/16/02	\$195,000	1070	0	8	1958	4	7140	N	N	845 JEFFERSON AV NE
3	807440	0135	9/25/02	\$220,000	1160	1160	8	1959	4	8671	N	N	920 KIRKLAND AV NE
3	807440	0140	9/16/03	\$228,000	1300	840	8	1958	4	8870	N	N	926 KIRKLAND AV NE
3	801110	0101	2/28/02	\$280,000	2040	0	8	2000	3	6000	N	N	670 NEWPORT CT NE
3	722750	2511	5/20/03	\$399,995	2150	0	9	2003	3	6344	Y	N	604 BRONSON PL NE
3	722750	2507	1/15/03	\$398,000	2760	0	9	2002	3	17377	Y	N	615 BRONSON PL NE
4	122305	9049	9/18/03	\$237,500	1390	0	5	1960	4	42253	N	N	12418 176TH AV SE
4	102305	9169	11/18/02	\$201,000	1040	0	6	1958	4	17072	N	N	465 HOQUIAM AV NE
4	102305	9206	7/17/02	\$213,024	1090	0	6	1920	4	20382	N	N	5640 NE 4TH ST
4	102305	9234	5/28/03	\$188,000	1120	0	6	1959	4	10800	N	N	11823 142ND AV SE
4	022305	9066	5/7/03	\$184,900	1210	150	6	1936	5	12196	N	N	11022 148TH AV SE
4	664950	0050	7/31/03	\$216,325	1250	0	6	1962	4	8730	N	N	13872 SE 121ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	102305	9172	4/10/02	\$194,990	1250	0	6	1958	4	14810	N	N	11203 148TH AV SE
4	273920	0190	4/30/03	\$192,000	1320	0	6	1968	4	9630	N	N	12428 149TH AV SE
4	273920	0160	2/20/03	\$228,750	1910	0	6	1963	4	9244	N	N	12406 149TH AV SE
4	344900	0160	9/22/03	\$208,500	860	860	7	1960	4	8475	N	N	11261 145TH AV SE
4	344900	0190	9/23/03	\$239,900	860	860	7	1960	5	9100	N	N	11279 145TH AV SE
4	143765	0100	9/24/03	\$223,000	900	440	7	1986	3	16136	N	N	11844 139TH AV SE
4	143765	0060	8/25/03	\$237,750	900	440	7	1985	4	16463	N	N	11804 139TH AV SE
4	025140	0210	11/10/03	\$223,500	910	0	7	1968	4	9720	N	N	12425 177TH PL SE
4	345030	0210	6/12/02	\$185,000	960	0	7	1963	4	7700	N	N	4209 NE 11TH ST
4	063810	0195	7/14/03	\$206,950	970	0	7	1967	5	11040	N	N	14837 SE 116TH ST
4	063810	0198	5/22/02	\$209,810	970	0	7	1967	5	11040	N	N	14831 SE 116TH ST
4	935330	0100	4/1/02	\$174,888	1000	0	7	1960	4	10723	N	N	12620 156TH AV SE
4	345030	0180	10/30/03	\$185,000	1010	0	7	1963	3	9860	N	N	4109 NE 11TH ST
4	345030	0190	9/29/03	\$218,500	1010	720	7	1963	4	10922	N	N	4111 NE 11TH ST
4	345030	0300	7/17/03	\$217,500	1010	720	7	1963	4	7260	N	N	4200 NE 10TH PL
4	743660	0050	2/19/03	\$220,000	1010	720	7	1963	4	10050	N	N	12610 169TH AV SE
4	743660	0140	4/5/02	\$217,000	1010	720	7	1963	4	17256	N	N	12412 169TH AV SE
4	743660	0010	5/23/03	\$212,000	1010	720	7	1962	4	12730	N	N	12660 169TH AV SE
4	032305	9143	2/26/02	\$219,000	1010	600	7	1960	4	15331	N	N	11013 142ND AV SE
4	165650	0265	6/11/02	\$175,500	1040	0	7	1983	3	9600	N	N	11505 162ND AV SE
4	935330	1050	1/18/02	\$210,000	1080	1040	7	1963	4	10726	N	N	12244 155TH AV SE
4	935330	0300	11/25/02	\$196,000	1120	0	7	1962	4	10995	N	N	12405 156TH AV SE
4	102305	9339	8/8/03	\$205,000	1140	0	7	1968	4	10018	N	N	12251 142ND AV SE
4	743660	0060	4/1/02	\$196,000	1150	0	7	1963	3	10050	N	N	12600 169TH AV SE
4	025140	0030	5/15/03	\$205,000	1190	0	7	1968	4	9520	N	N	12642 177TH PL SE
4	025140	0310	8/23/02	\$202,000	1190	0	7	1968	4	9792	N	N	12631 177TH PL SE
4	935330	0830	10/20/03	\$200,000	1200	0	7	1962	4	10723	N	N	12627 155TH AV SE
4	935330	0980	9/30/02	\$218,000	1230	650	7	1963	4	10726	N	N	12040 155TH AV SE
4	345040	0030	10/14/02	\$220,000	1250	0	7	1965	5	7700	N	N	4324 NE 11TH ST
4	935330	0820	6/17/03	\$204,000	1250	0	7	1961	4	10723	N	N	12635 155TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	660020	0100	5/27/03	\$215,500	1260	0	7	1968	4	11261	N	N	14800 SE 111TH PL
4	935330	0710	9/11/03	\$229,950	1270	0	7	1962	4	10723	N	N	12618 155TH AV SE
4	736260	0150	9/26/03	\$232,000	1290	0	7	1982	3	10395	N	N	15012 SE 114TH ST
4	743660	0020	6/18/02	\$192,950	1300	0	7	1963	3	11390	N	N	12650 169TH AV SE
4	935330	0670	4/17/03	\$199,500	1300	0	7	1963	3	10723	N	N	12440 155TH AV SE
4	720690	0085	12/5/03	\$215,000	1300	1300	7	1960	3	10350	N	N	11204 148TH AV SE
4	427920	0070	8/21/03	\$218,000	1320	0	7	1968	4	14268	N	N	11643 141ST AV SE
4	527470	0010	8/26/03	\$213,000	1350	0	7	1961	4	10125	N	N	14040 SE 121ST ST
4	344900	0270	9/19/03	\$207,000	1350	0	7	1960	4	8080	N	N	14605 SE 113TH ST
4	935330	0600	6/4/03	\$209,500	1360	0	7	1966	4	10726	N	N	12019 156TH AV SE
4	344870	0010	7/15/03	\$279,950	1370	700	7	2003	3	4701	N	N	489 JERICHO AV NE
4	344870	0020	7/29/03	\$279,950	1370	700	7	2003	3	5110	N	N	485 JERICHO AV NE
4	935330	1180	5/17/02	\$191,000	1370	0	7	1963	4	10726	N	N	12049 155TH AV SE
4	102305	9171	6/26/03	\$209,500	1380	0	7	1956	5	10454	N	N	4229 NE 10TH ST
4	102305	9332	5/6/02	\$230,000	1390	0	7	1964	4	37937	N	N	11414 137TH AV SE
4	427920	0080	2/8/02	\$217,000	1410	0	7	1967	4	12284	N	N	11641 141ST AV SE
4	344900	0280	6/6/02	\$194,000	1410	0	7	1960	4	8190	N	N	14524 SE 114TH PL
4	122305	9079	9/22/03	\$220,000	1440	0	7	1969	5	10018	N	N	12604 176TH AV SE
4	344900	0030	3/11/03	\$217,500	1440	0	7	1961	3	11600	N	N	11212 147TH AV SE
4	947570	0080	4/21/03	\$257,000	1450	0	7	2001	3	4248	N	N	5012 NE 4TH PL
4	935330	0200	6/18/03	\$209,000	1460	0	7	1963	4	10723	N	N	12627 156TH AV SE
4	102305	9173	3/19/02	\$207,500	1460	0	7	1962	4	17859	N	N	11212 137TH AV SE
4	102305	9281	10/28/03	\$360,000	1460	130	7	1936	4	35283	N	N	516 HOQUIAM AV NE
4	421550	0040	3/11/03	\$236,000	1490	0	7	2001	3	4732	N	N	960 GRAHAM AV NE
4	720690	0080	4/23/02	\$227,500	1500	0	7	1967	4	15525	N	N	14819 SE 112TH ST
4	102305	9397	7/8/03	\$278,950	1510	440	7	1979	4	39204	N	N	14106 SE 124TH ST
4	344900	0020	8/7/03	\$219,000	1520	0	7	1960	4	6300	N	N	11220 147TH AV SE
4	063810	0138	6/18/03	\$221,000	1530	0	7	1968	4	11136	N	N	15859 SE 116TH ST
4	935330	0190	8/16/02	\$236,000	1550	0	7	1967	4	10723	N	N	12635 156TH AV SE
4	720690	0010	1/27/03	\$229,000	1550	0	7	1964	4	13365	N	N	15045 SE 112TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	935330	1150	1/29/03	\$206,000	1550	0	7	1963	4	10726	N	N	12217 155TH AV SE
4	102305	9193	10/3/03	\$216,800	1560	0	7	1959	4	10890	N	N	421 NILE AV NE
4	730310	0120	9/15/03	\$253,950	1620	0	7	2003	3	4981	N	N	1066 DUVALL PL NE
4	730310	0150	10/30/03	\$259,950	1620	0	7	2003	3	5002	N	N	1065 DUVALL PL NE
4	947571	0220	2/1/02	\$245,711	1650	0	7	2002	3	4033	N	N	481 HOQUIAM PL NE
4	345030	0220	2/26/02	\$210,000	1650	0	7	1963	4	7728	N	N	1075 WHITMAN CT NE
4	064220	0010	6/6/03	\$230,000	1750	0	7	1968	4	9652	N	N	11524 148TH AV SE
4	736260	0090	6/18/03	\$257,800	1760	0	7	1979	3	11745	N	N	15126 SE 114TH ST
4	730310	0030	6/2/03	\$264,950	1780	0	7	2003	3	5284	N	N	1012 DUVALL PL NE
4	730310	0130	8/19/03	\$270,000	1780	0	7	2003	3	4858	N	N	1072 DUVALL PL NE
4	730310	0220	8/26/03	\$269,950	1780	0	7	2003	3	5427	N	N	1029 DUVALL PL NE
4	947794	0240	6/24/02	\$289,021	1800	0	7	2002	3	5635	N	N	659 PASCO PL NE
4	947794	0300	3/19/02	\$304,094	1800	0	7	2002	3	6227	N	N	603 PASCO PL NE
4	947793	0110	9/27/02	\$300,000	1800	0	7	2001	3	6194	N	N	602 QUINCY AV NE
4	947794	0360	1/23/02	\$278,715	1800	0	7	2001	3	5400	N	N	529 PASCO PL NE
4	730310	0010	6/24/03	\$264,950	1810	0	7	2003	3	7193	N	N	1000 DUVALL PL NE
4	730310	0050	8/4/03	\$264,950	1810	0	7	2003	3	4503	N	N	1024 DUVALL PL NE
4	730310	0060	9/23/03	\$265,000	1810	0	7	2003	3	4501	N	N	1030 DUVALL PL NE
4	730310	0070	6/11/03	\$264,950	1810	0	7	2003	3	4501	N	N	1036 DUVALL PL NE
4	730310	0090	7/28/03	\$267,950	1810	0	7	2003	3	4501	N	N	1048 DUVALL PL NE
4	730310	0110	8/24/03	\$264,950	1810	0	7	2003	3	5669	N	N	1060 DUVALL PL NE
4	730310	0140	8/18/03	\$264,950	1810	0	7	2003	3	4923	N	N	1071 DUVALL PL NE
4	730310	0200	9/8/03	\$269,950	1810	0	7	2003	3	4973	N	N	1041 DUVALL PL NE
4	730310	0210	9/16/03	\$269,950	1810	0	7	2003	3	4970	N	N	1035 DUVALL PL NE
4	730310	0230	9/22/03	\$269,950	1810	0	7	2003	3	7056	N	N	1001 DUVALL PL NE
4	112305	9015	8/20/02	\$264,950	1840	0	7	2002	3	7237	N	N	5701 NE 4TH PL
4	112305	9105	10/2/02	\$264,950	1840	0	7	2002	3	8100	N	N	5707 NE 4TH PL
4	112305	9107	3/6/03	\$261,000	1840	0	7	2002	3	12021	N	N	402 NILE PL NE
4	112305	9108	9/18/02	\$264,950	1840	0	7	2002	3	8717	N	N	408 NILE PL NE
4	112305	9110	10/11/02	\$264,950	1840	0	7	2002	3	7239	N	N	5735 NE 4TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	947571	0240	1/16/02	\$250,315	1880	0	7	2002	3	4040	N	N	469 HOQUIAM PL NE
4	947570	0140	10/9/03	\$260,000	1880	0	7	2001	3	5086	N	N	476 FIELD PL NE
4	112305	9106	1/10/03	\$278,000	1930	0	7	2002	3	9165	N	N	407 NILE PL NE
4	112305	9109	10/1/02	\$274,950	1930	0	7	2002	3	8009	N	N	5729 NE 4TH PL
4	730310	0040	12/9/03	\$290,000	1960	0	7	2003	3	4754	N	N	1018 DUVALL PL NE
4	730310	0080	7/15/03	\$279,950	1960	0	7	2003	3	4501	N	N	1042 DUVALL PL NE
4	730310	0100	7/22/03	\$283,950	1960	0	7	2003	3	4529	N	N	1054 DUVALL PL NE
4	063810	0076	4/4/02	\$310,000	1980	0	7	1981	4	54450	N	N	14816 SE 116TH ST
4	344900	0300	1/16/03	\$235,550	2020	0	7	1960	4	7560	N	N	11303 146TH AV SE
4	344870	0040	3/19/03	\$274,950	2030	0	7	2003	3	4500	N	N	473 JERICHO AV NE
4	344870	0080	5/23/03	\$274,950	2030	0	7	2003	3	4500	N	N	5218 NE 4TH PL
4	344870	0150	6/24/03	\$274,950	2030	0	7	2003	3	4500	N	N	475 ILWACO AV NE
4	344870	0160	7/29/03	\$279,250	2030	0	7	2003	3	4500	N	N	469 ILWACO AV NE
4	344870	0170	5/16/03	\$272,950	2030	0	7	2003	3	4500	N	N	463 ILWACO AV NE
4	344870	0190	2/28/03	\$285,921	2030	0	7	2003	3	4536	N	N	451 ILWACO AV NE
4	344870	0060	1/28/03	\$281,200	2040	0	7	2003	3	4500	N	N	461 JERICHO AV NE
4	344870	0110	7/10/03	\$275,000	2040	0	7	2003	3	4500	N	N	466 ILWACO AV NE
4	344870	0130	6/25/03	\$279,950	2040	0	7	2003	3	5053	N	N	478 ILWACO AV NE
4	344870	0140	5/28/03	\$274,950	2040	0	7	2003	3	4967	N	N	481 ILWACO AV NE
4	344870	0180	5/2/03	\$269,950	2040	0	7	2003	3	4500	N	N	457 ILWACO AV NE
4	344870	0210	4/23/03	\$267,000	2040	0	7	2003	3	6955	N	N	5205 NE 4TH PL
4	344870	0230	12/2/02	\$265,950	2040	0	7	2003	3	5090	N	N	5215 NE 4TH PL
4	344870	0250	1/24/03	\$263,950	2040	0	7	2003	3	6041	N	N	5227 NE 4TH PL
4	947571	0190	2/25/02	\$282,837	2050	0	7	2002	3	5230	N	N	5131 NE 5TH ST
4	947571	0230	1/17/02	\$267,925	2050	0	7	2002	3	4036	N	N	475 HOQUIAM PL NE
4	730310	0190	12/11/03	\$275,950	2170	0	7	2003	3	9624	N	N	1023 DUVALL PL NE
4	947571	0120	10/15/03	\$292,950	2220	0	7	2002	3	5312	N	N	5129 NE 4TH CT
4	947571	0170	1/15/02	\$285,296	2220	0	7	2002	3	6800	N	N	5119 NE 5TH ST
4	947571	0180	2/25/02	\$296,885	2220	0	7	2002	3	4771	N	N	5125 NE 5TH ST
4	947571	0200	2/7/02	\$291,012	2220	0	7	2002	3	3898	N	N	493 HOQUIAM PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	102305	9155	7/16/03	\$249,500	2220	0	7	1977	3	7840	N	N	4420 NE 10TH ST
4	063810	0210	3/21/02	\$385,000	2260	1150	7	1939	5	59982	N	N	11920 148TH AV SE
4	894641	0050	7/18/03	\$311,265	2270	0	7	2003	3	6935	N	N	4237 NE 5TH CT
4	947794	0250	7/23/02	\$313,666	2340	0	7	2002	3	5636	N	N	653 PASCO PL NE
4	947794	0290	5/29/02	\$311,924	2340	0	7	2002	3	5643	N	N	609 PASCO PL NE
4	947794	0100	3/25/02	\$295,000	2340	0	7	2001	3	6814	N	N	574 PASCO PL NE
4	947794	0140	1/29/02	\$299,951	2340	0	7	2001	3	5340	N	N	618 PASCO PL NE
4	947794	0370	1/24/02	\$295,937	2340	0	7	2001	3	5402	N	N	523 PASCO PL NE
4	947792	0030	6/14/02	\$318,000	2340	0	7	2000	3	5340	N	N	462 ROSARIO AV NE
4	947792	0150	4/25/03	\$298,000	2340	0	7	2000	3	5340	N	N	572 ROSARIO AV NE
4	947794	0330	2/20/02	\$296,458	2350	0	7	2001	3	5396	N	N	567 PASCO PL NE
4	344870	0090	3/14/03	\$294,950	2390	0	7	2003	3	5227	N	N	5212 NE 4TH PL
4	947571	0260	1/8/02	\$294,672	2420	0	7	2002	3	4047	N	N	457 HOQUIAM PL NE
4	947570	0150	8/15/03	\$311,000	2420	0	7	2001	3	5352	N	N	480 FIELD PL NE
4	344870	0030	12/18/02	\$299,950	2440	0	7	2003	3	5057	N	N	479 JERICHO AV NE
4	344870	0050	4/29/03	\$292,450	2440	0	7	2003	3	4500	N	N	467 JERICHO AV NE
4	344870	0100	4/10/03	\$299,446	2440	0	7	2003	3	4500	N	N	460 ILWACO AV NE
4	344870	0120	1/23/03	\$299,950	2440	0	7	2003	3	4500	N	N	472 ILWACO AV NE
4	344870	0200	2/18/03	\$293,950	2440	0	7	2003	3	5079	N	N	5201 NE 4TH PL
4	344870	0220	4/24/03	\$279,950	2440	0	7	2003	3	5169	N	N	5209 NE 4TH PL
4	344870	0240	12/19/02	\$288,950	2440	0	7	2003	3	5090	N	N	5221 NE 4TH PL
4	894641	0420	8/18/03	\$319,500	2510	0	7	2003	3	4935	N	N	415 VASHON PL NE
4	947794	0270	7/9/02	\$309,067	2610	0	7	2002	3	5639	N	N	621 PASCO PL NE
4	947794	0170	2/20/02	\$319,934	2610	0	7	2001	3	6114	N	N	658 PASCO PL NE
4	947794	0350	3/13/02	\$295,000	2610	0	7	2001	3	5399	N	N	555 PASCO PL NE
4	947794	0380	1/15/02	\$319,643	2610	0	7	2001	3	5403	N	N	517 PASCO PL NE
4	947792	0010	8/15/02	\$316,431	2620	0	7	2002	3	5179	N	N	450 ROSARIO AV NE
4	947794	0310	2/22/02	\$315,695	2620	0	7	2002	3	5997	N	N	579 PASCO PL NE
4	947794	0120	3/27/02	\$310,813	2620	0	7	2001	3	5340	N	N	606 PASCO PL NE
4	947794	0230	3/11/02	\$329,574	3010	0	7	2002	3	5633	N	N	665 PASCO PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	947794	0320	2/22/02	\$331,681	3010	0	7	2002	3	5395	N	N	573 PASCO PL NE
4	947794	0150	3/12/02	\$311,304	3010	0	7	2001	3	5340	N	N	624 PASCO PL NE
4	947794	0400	1/9/02	\$330,720	3010	0	7	2001	3	5406	N	N	505 PASCO PL NE
4	947794	0220	6/25/02	\$337,790	3100	0	7	2002	3	5631	N	N	671 PASCO PL NE
4	947793	0240	7/19/02	\$345,000	3100	0	7	2001	3	5340	N	N	557 QUINCY AV NE
4	947794	0180	9/16/02	\$386,672	3170	0	7	2002	3	7659	N	N	5920 NE 7TH ST
4	947794	0200	3/22/02	\$384,077	3170	0	7	2002	3	7352	N	N	5908 NE 7TH ST
4	947794	0260	3/26/02	\$362,198	3170	0	7	2002	3	5638	N	N	627 PASCO PL NE
4	947794	0060	3/4/02	\$360,445	3170	0	7	2001	3	5340	N	N	550 PASCO PL NE
4	947794	0110	1/15/02	\$364,083	3170	0	7	2001	3	6194	N	N	600 PASCO PL NE
4	947794	0160	2/13/02	\$354,820	3170	0	7	2001	3	5340	N	N	652 PASCO PL NE
4	947794	0340	3/27/02	\$340,150	3170	0	7	2001	3	5397	N	N	561 PASCO PL NE
4	947792	0020	5/23/02	\$385,000	3170	0	7	2000	3	5340	N	N	456 ROSARIO AV NE
4	947792	0080	1/30/02	\$358,000	3170	0	7	2000	3	5340	N	N	508 ROSARIO AV NE
4	947794	0210	3/5/02	\$380,918	3180	0	7	2002	3	5791	N	N	677 PASCO PL NE
4	947794	0280	3/22/02	\$344,024	3180	0	7	2002	3	5641	N	N	615 PASCO PL NE
4	947794	0390	1/16/02	\$373,024	3180	0	7	2001	3	5405	N	N	511 PASCO PL NE
4	086970	0200	5/9/02	\$205,000	1220	0	8	2000	3	2132	N	N	4806 NE 5TH ST
4	086970	0260	7/16/02	\$204,500	1220	0	8	1999	3	2345	N	N	4833 NE 5TH ST
4	086970	0270	7/15/02	\$204,500	1220	0	8	1999	3	2031	N	N	4839 NE 5TH ST
4	086970	0560	2/28/02	\$205,000	1220	0	8	1999	3	1928	N	N	555 ELMA PL NE
4	086970	0180	11/5/03	\$243,500	1260	0	8	1999	3	3135	N	N	4818 NE 5TH ST
4	086970	0250	7/12/02	\$210,000	1260	0	8	1999	3	3000	N	N	4827 NE 5TH ST
4	086970	0390	11/26/02	\$230,000	1260	0	8	1999	3	3570	N	N	560 ELMA PL NE
4	086970	0070	5/23/02	\$215,000	1310	0	8	1999	3	2147	N	N	561 ELMA AV NE
4	086970	0380	10/13/03	\$220,000	1310	0	8	1999	3	2661	N	N	556 ELMA PL NE
4	086970	0510	8/8/03	\$215,000	1310	0	8	1999	3	2146	N	N	4811 NE 5TH CT
4	086970	0360	3/19/03	\$239,950	1420	0	8	1999	3	3344	N	N	530 ELMA PL NE
4	086970	0280	10/13/03	\$241,900	1430	0	8	1999	3	5016	N	N	4845 NE 5TH ST
4	086970	0330	4/10/03	\$245,000	1430	0	8	1999	3	3458	N	N	518 ELMA PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	345041	0010	9/20/02	\$222,950	1440	0	8	1984	4	10086	N	N	4313 NE 10TH ST
4	640351	0170	3/13/03	\$295,000	1490	980	8	1997	3	7200	N	N	4518 NE 7TH PL
4	086970	0140	10/28/03	\$240,555	1560	0	8	1999	3	2740	N	N	515 ELMA PL NE
4	156087	0010	8/8/02	\$259,500	1630	0	8	1999	3	4537	N	N	4501 NE 5TH ST
4	156087	0070	5/14/03	\$272,300	1630	0	8	1999	3	3953	N	N	4615 NE 5TH ST
4	156087	0380	9/20/02	\$253,000	1630	0	8	1999	3	3944	N	N	501 BREMERTON PL NE
4	156087	0150	5/22/02	\$254,000	1630	0	8	1998	3	4103	N	N	524 CHELAN PL NE
4	156087	0240	8/20/02	\$254,500	1630	0	8	1998	3	4053	N	N	4614 NE 5TH CT
4	156087	0260	8/5/03	\$276,000	1630	0	8	1998	3	3849	N	N	4602 NE 5TH CT
4	156087	0320	5/1/03	\$267,500	1630	0	8	1998	3	3950	N	N	563 BREMERTON PL NE
4	640350	0440	7/11/03	\$332,500	1630	560	8	1996	3	7211	N	N	4316 NE 7TH ST
4	156087	0610	8/28/03	\$270,000	1690	0	8	1998	3	2999	N	N	561 CHELAN PL NE
4	640350	0580	7/17/02	\$254,950	1750	0	8	1996	3	7213	N	N	4211 NE 7TH ST
4	640350	0600	4/19/02	\$263,500	1750	0	8	1996	3	7293	N	N	4125 NE 7TH CT
4	345041	0030	3/26/02	\$239,950	1850	0	8	1977	4	7475	N	N	967 ANACORTES CT NE
4	640350	0590	11/21/02	\$276,500	1870	0	8	1996	3	7904	N	N	4205 NE 7TH ST
4	640351	0240	2/13/03	\$275,000	1930	0	8	1998	3	9678	N	N	4608 NE 7TH PL
4	640350	0020	12/10/02	\$286,500	1930	0	8	1996	3	8049	N	N	4415 NE 6TH CT
4	102305	9422	9/4/03	\$280,000	1950	0	8	1998	3	5475	N	N	755 VASHON PL NE
4	156087	0040	5/13/03	\$263,000	1960	0	8	1999	3	3953	N	N	4519 NE 5TH ST
4	156087	0160	7/10/02	\$251,000	1960	0	8	1998	3	4103	N	N	530 CHELAN PL NE
4	345041	0020	4/28/03	\$237,950	1970	0	8	1977	3	7130	N	N	973 ANACORTES CT NE
4	761250	0090	2/21/03	\$276,000	2020	0	8	1999	3	5419	N	N	5019 NE 9TH PL
4	556145	0030	4/2/02	\$301,500	2060	0	8	1997	3	7430	N	N	950 ANACORTES AV NE
4	156087	0470	11/1/02	\$279,950	2080	0	8	1998	3	2999	N	N	517 CHELAN PL NE
4	640350	0520	6/24/03	\$305,000	2080	0	8	1997	3	9113	N	N	4114 NE 7TH ST
4	640351	0510	10/1/02	\$307,000	2090	0	8	1997	3	7747	N	N	741 BREMERTON PL NE
4	640350	0280	10/31/02	\$292,000	2090	0	8	1996	3	7894	N	N	4302 NE 6TH PL
4	102305	9428	5/7/02	\$295,000	2100	0	8	2002	3	5840	N	N	4105 NW 8TH ST
4	102305	9429	9/12/02	\$291,250	2100	0	8	2002	3	5857	N	N	4111 NE 8TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	640351	0370	1/24/03	\$301,000	2100	0	8	1997	3	8600	N	N	730 BREMERTON PL NE
4	640350	0270	11/7/03	\$325,500	2100	0	8	1996	3	8232	N	N	4303 NE 6TH PL
4	640350	0330	9/2/03	\$325,000	2100	0	8	1996	3	8310	N	N	651 BREMERTON AV NE
4	112305	9111	9/4/03	\$339,900	2240	0	8	2003	3	10344	N	N	407 ORCAS PL NE
4	112305	9112	6/5/03	\$334,950	2240	0	8	2003	3	8573	N	N	413 ORCAS PL NE
4	556145	0170	4/24/02	\$298,500	2260	0	8	1997	3	9060	N	N	4306 NE 9TH PL
4	102305	9309	6/21/02	\$305,990	2380	0	8	2002	3	8601	N	N	759 VASHON AV NE
4	640350	0210	11/11/02	\$313,400	2420	0	8	1996	3	7931	N	N	4413 NE 6TH PL
4	102305	9365	6/4/03	\$379,000	2460	0	8	1980	4	54885	N	N	14522 SE 116TH ST
4	112305	9113	8/14/03	\$359,900	2530	0	8	2003	3	9920	N	N	419 ORCAS PL NE
4	112305	9115	8/20/03	\$354,900	2530	0	8	2003	3	8573	N	N	412 ORCAS PL NE
4	640350	0360	4/4/02	\$318,000	2570	0	8	1997	3	7377	N	N	671 BREMERTON AV NE
4	112305	9114	7/25/03	\$340,900	2590	0	8	2003	3	9323	N	N	406 ORCAS PL NE
4	640351	0220	11/7/02	\$356,000	2710	0	8	1998	3	7987	N	N	4548 NE 7TH PL
4	640350	0150	2/6/02	\$318,000	2710	0	8	1996	3	7530	N	N	4324 NE 6TH CT
4	102305	9430	5/3/02	\$319,990	2720	0	8	2002	3	8622	N	N	765 VASHON AV NE
4	102305	9432	1/30/02	\$300,990	2720	0	8	2002	3	7104	N	N	753 VASHON AV NE
4	102305	9431	2/1/02	\$309,990	2740	0	8	2002	3	7491	N	N	747 VASHON AV NE
4	112305	9116	6/12/03	\$364,900	2790	0	8	2003	3	9910	N	N	418 ORCAS PL NE
4	640351	0020	5/29/02	\$356,000	2890	0	8	1997	3	7620	N	N	4409 NE 7TH PL
4	640351	0100	4/23/03	\$351,580	2990	0	8	1997	3	7243	N	N	4318 NE 7TH PL
4	063810	0279	3/25/03	\$469,000	2140	1340	9	1979	3	172497	Y	N	11803 160TH AV SE
4	231680	0010	9/15/03	\$356,950	2590	0	9	2003	3	6008	N	N	12346 149TH AV SE
4	231680	0030	10/2/03	\$352,950	2670	0	9	2003	3	6179	N	N	12330 149TH AV SE
4	231680	0040	11/24/03	\$359,950	2710	0	9	2003	3	7314	N	N	12324 149TH AV SE
4	231680	0100	8/19/03	\$379,950	2990	0	9	2003	3	6725	N	N	12341 149TH AV SE
4	165660	0070	3/27/02	\$489,500	3060	750	9	1996	3	26724	N	N	16038 SE 127TH PL
4	165660	0180	5/20/03	\$475,000	3060	0	9	1995	3	24499	N	N	16038 SE 125TH ST
4	165660	0150	4/26/02	\$444,000	3080	0	9	1996	3	20936	N	N	16027 SE 125TH ST
4	165660	0230	2/22/02	\$439,990	3080	0	9	1996	3	23787	N	N	15935 SE 124TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	165660	0280	1/24/02	\$439,000	3110	0	9	1997	3	24466	N	N	12615 160TH AV SE
4	102305	9421	8/25/03	\$490,000	3560	1490	10	1998	3	11408	N	N	748 VASHON PL NE
5	146340	0064	3/25/03	\$185,600	680	0	5	1944	4	24900	N	N	14009 156TH AV SE
5	084710	0078	10/6/03	\$153,995	790	0	5	1943	2	14986	N	N	13222 144TH AV SE
5	084710	0071	2/12/03	\$168,950	1060	0	5	1941	5	7100	N	N	13217 146TH AV SE
5	512710	0080	1/23/02	\$198,500	820	820	6	1971	4	9440	N	N	14261 145TH PL SE
5	934790	0060	8/5/03	\$206,500	880	0	6	1967	5	7200	N	N	14213 SE 141ST ST
5	934790	0140	8/25/03	\$176,000	880	0	6	1967	4	8400	N	N	14212 143RD AV SE
5	934790	0160	8/8/02	\$172,500	880	0	6	1967	4	8400	N	N	14224 143RD AV SE
5	510422	0050	7/24/02	\$218,000	960	290	6	1969	4	9870	N	N	14231 147TH PL SE
5	142305	9040	5/22/02	\$170,000	980	0	6	1968	3	9583	N	N	13425 156TH AV SE
5	510420	0380	10/13/03	\$214,900	1010	0	6	1969	5	14948	N	N	14623 SE 140TH ST
5	152305	9010	4/17/02	\$190,000	1010	0	6	1968	3	13068	N	N	14022 144TH AV SE
5	221610	0050	5/13/03	\$189,950	1030	0	6	1969	3	9800	N	N	14101 SE 142ND ST
5	321110	0960	4/1/02	\$212,900	1150	0	6	1962	4	8450	N	N	408 CHELAN AV SE
5	162305	9054	8/20/03	\$189,950	1150	0	6	1987	3	9147	N	N	163 UNION AV NE
5	221610	0280	10/20/03	\$221,250	1190	0	6	1969	5	9800	N	N	14014 SE 144TH ST
5	162305	9082	7/16/03	\$221,000	1220	0	6	1943	4	20037	N	N	187 UNION AV NE
5	510422	0100	9/5/03	\$228,500	1270	0	6	1969	4	10148	N	N	14254 147TH PL SE
5	221610	0040	9/9/02	\$190,000	1380	0	6	1969	4	9800	N	N	14025 SE 142ND ST
5	510420	0620	8/20/03	\$207,000	1480	0	6	1968	4	9600	N	N	14012 145TH AV SE
5	512710	0230	9/26/03	\$213,500	1730	0	6	1971	3	9870	N	N	14231 146TH PL SE
5	510420	0450	10/27/03	\$259,000	1740	0	6	1969	5	9828	N	N	13944 146TH AV SE
5	510420	0460	11/13/02	\$220,950	1740	0	6	1969	4	9890	N	N	13932 146TH AV SE
5	252500	0350	1/14/03	\$204,950	920	0	7	1981	4	7500	N	N	4207 SE 1ST PL
5	252500	0590	3/21/03	\$209,950	950	0	7	1981	4	10302	N	N	123 BREMERTON AV SE
5	510420	0520	12/15/03	\$216,950	980	480	7	1969	4	10112	N	N	14019 146TH AV SE
5	321100	0730	3/25/02	\$178,300	980	0	7	1959	4	7800	N	N	4109 SE 3RD PL
5	321100	0740	1/30/03	\$190,000	1000	0	7	1959	5	7800	N	N	4115 SE 3RD PL
5	321100	0760	3/5/03	\$206,786	1020	0	7	1998	3	7800	N	N	4203 SE 3RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	321100	0050	6/22/03	\$208,500	1020	0	7	1959	4	8400	N	N	4203 SE 2ND PL
5	321100	0880	9/18/03	\$187,000	1020	0	7	1959	4	7800	N	N	4421 SE 3RD PL
5	512700	0330	9/9/02	\$230,000	1040	380	7	1977	4	14000	N	N	13720 SE 141ST ST
5	252500	0760	1/8/02	\$178,000	1050	0	7	1964	4	12744	N	N	104 UNION AV SE
5	321110	0190	11/11/03	\$248,000	1060	360	7	1981	4	8040	N	N	4432 SE 4TH ST
5	321110	0480	12/5/02	\$224,950	1060	290	7	1979	3	7800	N	N	4406 SE 4TH PL
5	512710	0070	10/22/02	\$216,500	1070	460	7	1975	4	9975	N	N	14253 145TH PL SE
5	252500	0360	3/19/03	\$247,500	1080	810	7	1981	4	7875	N	N	4211 SE 1ST PL
5	321110	0310	8/25/03	\$232,500	1120	580	7	1981	3	8040	N	N	4433 SE 4TH ST
5	252500	0510	11/20/03	\$247,000	1130	340	7	1983	3	7650	N	N	220 VASHON AV SE
5	692800	0180	9/19/03	\$216,000	1150	0	7	1969	5	15606	N	N	14013 SE 133RD ST
5	692800	0190	11/20/03	\$218,000	1150	0	7	1969	5	14256	N	N	14019 SE 133RD ST
5	321110	0050	9/11/02	\$245,500	1160	360	7	1983	3	7800	N	N	4126 SE 4TH ST
5	321110	0660	2/18/03	\$232,500	1160	290	7	1982	3	8470	N	N	4113 SE 4TH PL
5	692800	0480	4/9/02	\$231,000	1170	400	7	1976	4	5800	N	N	14004 SE 135TH ST
5	692800	0250	9/23/02	\$214,000	1170	0	7	1969	4	19286	N	N	13319 142ND AV SE
5	321110	0180	5/12/03	\$258,000	1180	610	7	1981	4	8040	N	N	4426 SE 4TH ST
5	321110	0150	1/6/03	\$244,400	1180	600	7	1980	4	7800	N	N	4408 SE 4TH ST
5	321110	0800	5/8/03	\$235,000	1180	510	7	1979	4	8450	N	N	4407 SE 4TH PL
5	321110	0890	3/14/03	\$175,000	1200	0	7	1962	4	8450	N	N	4601 SE 4TH PL
5	152305	9125	5/29/03	\$213,000	1200	0	7	1960	5	11761	N	N	14007 144TH AV SE
5	512870	0140	5/21/02	\$219,900	1240	0	7	1978	3	9875	N	N	14114 SE 142ND ST
5	107935	0030	9/12/03	\$245,000	1250	260	7	1994	3	7531	N	N	4114 NE 2ND ST
5	252550	0530	4/30/03	\$284,900	1260	800	7	1985	4	7414	N	N	154 VASHON PL NE
5	252500	0570	8/22/03	\$240,000	1260	400	7	1981	3	9200	N	N	108 VASHON AV SE
5	386350	0090	6/7/02	\$200,000	1260	0	7	1972	4	9520	N	N	13567 139TH PL SE
5	152305	9143	10/1/03	\$205,000	1260	0	7	1965	4	7405	N	N	13512 138TH AV SE
5	252550	0190	4/22/03	\$250,000	1270	910	7	1986	3	7763	N	N	107 ANACORTES CT NE
5	108030	0230	9/22/03	\$250,000	1280	600	7	1978	4	9750	N	N	14635 SE 138TH PL
5	692800	0120	11/12/02	\$198,000	1300	0	7	1969	4	9720	N	N	14104 SE 133RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	692800	0240	12/10/03	\$220,000	1300	0	7	1969	5	9225	N	N	13307 142ND AV SE
5	321100	0370	9/24/02	\$200,000	1300	350	7	1960	3	9825	N	N	4417 SE 2ND PL
5	252550	0470	9/4/03	\$290,000	1310	1260	7	1987	4	7414	N	N	176 WHITMAN CT NE
5	321100	0380	7/18/02	\$209,900	1320	0	7	1959	4	8850	N	N	4423 SE 2ND PL
5	321100	0570	6/7/02	\$199,950	1320	0	7	1959	4	10648	N	N	4212 SE 3RD PL
5	512700	1140	5/20/03	\$225,000	1350	0	7	1969	4	10572	N	N	14405 143RD PL SE
5	321100	0350	12/8/03	\$210,000	1350	0	7	1959	4	9600	N	N	4333 SE 3RD ST
5	321100	0580	10/18/02	\$180,950	1350	0	7	1959	4	10890	N	N	4204 SE 3RD PL
5	321100	0650	3/27/03	\$190,000	1350	0	7	1959	3	7800	N	N	306 UNION AV SE
5	252500	0140	7/22/03	\$247,450	1400	0	7	1981	4	8700	N	N	107 VASHON AV SE
5	559290	0085	6/19/02	\$216,950	1400	0	7	1963	4	7500	N	N	169 MONTEREY DR NE
5	146340	0032	10/21/02	\$229,950	1420	0	7	1986	3	15362	N	N	15225 SE 142ND ST
5	512710	0040	5/24/03	\$232,000	1420	0	7	1969	4	9940	N	N	14229 145TH PL SE
5	512700	1120	6/27/03	\$312,500	1430	950	7	1972	4	13085	Y	N	14444 141ST AV SE
5	152305	9182	12/27/02	\$210,950	1460	0	7	1988	3	19166	N	N	14004 SE 141ST ST
5	252550	0250	6/13/03	\$249,900	1470	0	7	1986	3	9733	N	N	101 BREMERTON PL NE
5	152305	9199	3/27/03	\$240,000	1490	0	7	1977	4	9583	N	N	14018 SE 142ND ST
5	692800	0220	4/10/03	\$215,150	1490	0	7	1969	5	10050	N	N	14113 SE 133RD ST
5	252500	0720	12/2/03	\$229,950	1510	0	7	1983	4	7520	N	N	249 VASHON AV SE
5	512700	0500	5/3/02	\$207,500	1530	0	7	1968	4	10010	N	N	13825 SE 141ST ST
5	512700	0325	4/25/02	\$223,500	1530	0	7	1967	4	12879	N	N	13714 SE 141ST ST
5	512710	0170	8/21/02	\$219,950	1540	0	7	1968	4	9870	N	N	14212 145TH PL SE
5	512700	0440	10/22/02	\$224,500	1550	0	7	1968	4	9628	N	N	13719 SE 141ST ST
5	430730	0970	6/6/02	\$223,900	1560	0	7	2002	3	3480	N	N	159 GLENNWOOD AV SE
5	321110	0670	12/18/03	\$239,950	1580	0	7	1981	4	12213	N	N	4119 SE 4TH PL
5	430732	0020	2/21/03	\$241,099	1590	0	7	2003	3	3480	N	N	280 GLENNWOOD CT SE
5	430732	0050	1/27/03	\$238,000	1590	0	7	2003	3	3915	N	N	300 GLENNWOOD CT SE
5	430732	0080	1/21/03	\$241,841	1590	0	7	2003	3	4157	N	N	318 GLENNWOOD CT SE
5	430731	0050	9/2/03	\$263,960	1590	0	7	2003	3	3785	N	N	137 GLENWOOD PL NE
5	430731	0080	7/23/03	\$248,940	1590	0	7	2003	3	3967	N	N	2715 NE 2ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	430731	0110	10/9/03	\$240,470	1590	0	7	2003	3	3600	N	N	2635 NE 2ND ST
5	430731	0400	3/1/03	\$248,086	1590	0	7	2003	3	4108	N	N	100 GLENNWOOD PL SE
5	430730	0510	7/10/02	\$229,474	1590	0	7	2002	3	4496	N	N	200 GLENNWOOD PL SE
5	430730	1010	3/4/02	\$233,636	1590	0	7	2002	3	3898	N	N	203 GLENNWOOD AV SE
5	430730	1100	9/19/02	\$239,890	1590	0	7	2002	3	3480	N	N	116 FERNDALE AV SE
5	512700	1190	7/9/03	\$215,000	1590	0	7	1967	4	9600	N	N	14201 SE 144TH ST
5	692800	0050	5/14/03	\$219,500	1630	0	7	1968	5	9620	N	N	14103 SE 132ND ST
5	563720	0150	11/7/02	\$270,000	1660	0	7	2002	3	7509	N	N	313 MOUNT BAKER PL NE
5	563720	0190	12/2/02	\$279,950	1660	0	7	2002	3	9971	N	N	5506 NE 3RD ST
5	327615	0250	4/16/03	\$264,900	1680	0	7	1968	5	13750	N	N	13706 139TH AV SE
5	430730	0550	9/17/02	\$252,155	1690	0	7	2003	3	4500	N	N	160 GLENNWOOD PL SE
5	430730	0980	9/16/02	\$238,005	1690	0	7	2003	3	3480	N	N	165 GLENNWOOD AV SE
5	430730	1070	9/3/03	\$248,475	1690	0	7	2003	3	3480	N	N	156 FERNDALE AV SE
5	430732	0010	12/21/02	\$250,797	1690	0	7	2003	3	5800	N	N	274 GLENNWOOD CT SE
5	430732	0040	8/1/03	\$242,840	1690	0	7	2003	3	3480	N	N	292 GLENWOOD CT SE
5	430732	0060	2/5/03	\$258,136	1690	0	7	2003	3	4277	N	N	306 GLENWOOD CT SE
5	430732	0120	2/3/03	\$252,587	1690	0	7	2003	3	4621	N	N	309 HARRINGTON CT SE
5	430732	0150	12/5/02	\$242,900	1690	0	7	2003	3	3904	N	N	281 HARRINGTON CT SE
5	430731	0040	9/16/03	\$255,515	1690	0	7	2003	3	3914	N	N	131 GLENWOOD PL NE
5	430730	0180	6/24/02	\$254,600	1690	0	7	2002	3	3600	N	N	157 FERNDALE AV SE
5	430730	0270	10/3/02	\$242,120	1690	0	7	2002	3	4050	N	N	229 FERNDALE AV SE
5	430730	0600	9/3/02	\$256,288	1690	0	7	2002	3	4500	N	N	104 GLENNWOOD PL SE
5	430730	1020	4/23/02	\$247,771	1690	0	7	2002	3	4836	N	N	209 GLENWOOD AV SE
5	692800	0600	6/16/03	\$235,000	1690	0	7	1989	3	14430	N	N	14100 SE 136TH ST
5	327615	0090	8/4/03	\$249,900	1690	0	7	1967	4	14110	N	N	13801 139TH AV SE
5	252550	0170	12/4/03	\$260,000	1700	0	7	1986	4	7379	N	N	119 ANACORTES CT NE
5	252550	0110	12/4/02	\$271,600	1700	0	7	1985	4	7471	N	N	110 VASHON CT NE
5	430733	0180	10/1/03	\$261,340	1730	0	7	2003	3	5090	N	N	321 INDEX PL SE
5	327615	0260	10/21/03	\$225,500	1750	0	7	1968	4	9975	N	N	13702 139TH AV SE
5	512700	1730	10/21/02	\$225,000	1750	0	7	1968	4	9828	N	N	14312 144TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	512700	1480	7/23/03	\$245,000	1770	0	7	1972	4	10902	N	N	14220 142ND AV SE
5	430732	0220	11/19/02	\$247,815	1800	0	7	2003	3	8321	N	N	253 GLENNWOOD CT SE
5	563720	0010	11/12/02	\$269,000	1830	0	7	2002	3	7622	N	N	300 MOUNT BAKER PL NE
5	563720	0030	12/19/02	\$269,000	1830	0	7	2002	3	7891	N	N	312 MOUNT BAKER PL NE
5	563720	0060	12/5/02	\$269,950	1830	0	7	2002	3	7756	N	N	358 MOUNT BAKER PL NE
5	563720	0080	12/16/02	\$272,950	1830	0	7	2002	3	7229	N	N	5616 NE 3RD PL
5	563720	0090	4/7/03	\$269,950	1830	0	7	2002	3	7738	N	N	5610 NE 3RD PL
5	563720	0110	2/21/03	\$265,000	1830	0	7	2002	3	8824	N	N	5515 NE 3RD LN
5	563720	0210	6/23/03	\$262,000	1830	0	7	2002	3	7307	N	N	365 LYONS AV NE
5	563720	0260	4/24/03	\$269,950	1830	0	7	2002	3	9619	N	N	5502 NE 3RD LN
5	252550	0450	9/13/02	\$270,000	1830	0	7	1986	3	8729	N	N	164 WHITMAN CT NE
5	430733	0190	6/26/03	\$279,123	1880	0	7	2003	3	6095	N	N	315 INDEX PL SE
5	430730	1110	11/20/02	\$254,922	1890	0	7	2003	3	3480	N	N	110 FERNDALE AV SE
5	563720	0050	12/30/02	\$283,450	1890	0	7	2002	3	7891	N	N	352 MOUNT BAKER PL NE
5	563720	0100	2/19/03	\$284,950	1890	0	7	2002	3	8726	N	N	5604 NE 3RD LN
5	563720	0140	11/13/02	\$293,788	1890	0	7	2002	3	8598	N	N	319 MOUNT BAKER PL NE
5	563720	0160	9/23/02	\$279,950	1890	0	7	2002	3	7509	N	N	307 MOUNT BAKER PL NE
5	563720	0220	3/24/03	\$284,950	1890	0	7	2002	3	8463	N	N	353 LYONS AV NE
5	252550	0270	4/28/03	\$269,000	1890	0	7	1985	4	7843	N	N	110 BREMERTON PL NE
5	430730	1050	9/11/02	\$256,770	1940	0	7	2003	3	3480	N	N	166 FERNDALE AV SE
5	430730	0370	8/29/02	\$256,685	1940	0	7	2002	3	4831	N	N	289 FERNDALE AV SE
5	430730	0540	8/7/02	\$253,467	1940	0	7	2002	3	4500	N	N	166 GLENNWOOD PL SE
5	430730	0930	4/1/02	\$245,244	1940	0	7	2002	3	3480	N	N	107 GLENNWOOD AV SE
5	430730	0940	6/18/02	\$243,446	1940	0	7	2002	3	3480	N	N	113 GLENNWOOD AV SE
5	430730	1000	3/11/02	\$250,922	1940	0	7	2002	3	3480	N	N	177 GLENNWOOD AV SE
5	430732	0030	1/7/03	\$261,667	1960	0	7	2003	3	3915	N	N	286 GLENNWOOD CT SE
5	430732	0090	3/1/03	\$281,525	1970	0	7	2003	3	5763	N	N	324 GLENNWOOD CT SE
5	430730	0570	8/1/02	\$257,684	1970	0	7	2002	3	4500	N	N	120 GLENNWOOD PL SE
5	430733	0160	7/24/03	\$276,785	1980	0	7	2003	3	5715	N	N	314 HARRINGTON AV SE
5	430730	0620	3/25/03	\$248,165	2060	0	7	2003	3	4072	N	N	105 GLENNWOOD PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	430730	0840	4/22/03	\$249,211	2060	0	7	2003	3	3480	N	N	170 GLENNWOOD AV SE
5	430730	1130	3/6/03	\$248,018	2060	0	7	2003	3	4096	N	N	2805 NE 1ST ST
5	430730	1190	2/18/03	\$246,850	2060	0	7	2003	3	3600	N	N	2841 NE 1ST ST
5	430730	1200	3/26/03	\$254,615	2060	0	7	2003	3	4096	N	N	2847 NE 1ST ST
5	430730	1060	10/1/02	\$273,687	2100	0	7	2003	3	3480	N	N	162 FERNDALE AV SE
5	512700	0520	12/17/02	\$210,000	2100	0	7	1968	3	9790	N	N	13832 SE 142ND ST
5	430730	0630	2/3/03	\$247,610	2120	0	7	2003	3	3480	N	N	111 GLENNWOOD PL SE
5	430730	0650	3/1/03	\$248,920	2120	0	7	2003	3	3480	N	N	123 GLENNWOOD PL SE
5	430730	0890	5/2/03	\$252,263	2120	0	7	2003	3	3480	N	N	112 GLENNWOOD AV SE
5	430730	0450	1/2/03	\$272,937	2160	0	7	2003	3	4819	N	N	262 FERNDALE AV SE
5	430732	0370	10/4/02	\$291,265	2160	0	7	2003	3	7650	Y	N	2725 SE 4TH ST
5	430730	0460	1/9/03	\$265,800	2200	0	7	2003	3	6335	N	N	230 GLENNWOOD PL SE
5	430730	1090	10/29/02	\$256,865	2200	0	7	2003	3	3480	N	N	122 FERNDALE AV SE
5	430732	0100	4/7/03	\$292,745	2200	0	7	2003	3	4745	N	N	321 HARRINGTON CT SE
5	430732	0110	3/5/03	\$273,240	2200	0	7	2003	3	4593	N	N	315 HARRINGTON CT SE
5	430732	0140	4/18/03	\$261,131	2200	0	7	2003	3	3873	N	N	287 HARRINGTON CT SE
5	430732	0160	11/12/02	\$275,466	2200	0	7	2003	3	4958	N	N	275 HARRINGTON CT SE
5	430732	0250	1/10/03	\$314,165	2200	0	7	2003	3	5606	N	N	271 GLENNWOOD CT SE
5	430731	0020	2/5/03	\$273,382	2200	0	7	2003	3	3786	N	N	113 GLENNWOOD PL SE
5	430731	0060	5/20/03	\$280,425	2200	0	7	2003	3	3834	N	N	153 GLENNWOOD PL SE
5	430731	0070	5/29/03	\$288,566	2200	0	7	2003	3	4728	N	N	2725 NE 2ND ST
5	430731	0120	8/22/03	\$286,378	2200	0	7	2003	3	3600	N	N	2629 2ND ST SE
5	430731	0130	9/29/03	\$284,761	2200	0	7	2003	3	3600	N	N	2623 NE 2ND ST
5	430731	0140	10/7/03	\$273,815	2200	0	7	2003	3	3600	N	N	2617 NE 2ND ST
5	430731	0390	4/29/03	\$279,801	2200	0	7	2003	3	4389	N	N	106 GLENNWOOD PL SE
5	395590	1200	4/25/02	\$280,885	2200	0	7	2002	3	5699	N	N	288 EDMONDS AV SE
5	430730	0220	1/18/02	\$260,613	2200	0	7	2002	3	4663	N	N	174 FERNDALE AV SE
5	430730	0260	8/1/02	\$255,530	2200	0	7	2002	3	4050	N	N	223 FERNDALE AV SE
5	430730	0490	6/3/02	\$289,048	2200	0	7	2002	3	5739	N	N	212 GLENNWOOD PL SE
5	430730	0500	8/14/02	\$264,250	2200	0	7	2002	3	5338	N	N	206 GLENNWOOD PL SE

Improved Sales Used For This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	430730	0520	7/15/02	\$260,429	2200	0	7	2002	3	4500	N	N	180 GLENNWOOD PL SE
5	430730	0530	7/22/02	\$264,545	2200	0	7	2002	3	4500	N	N	174 GLENNWOOD PL SE
5	430730	0560	8/30/02	\$268,009	2200	0	7	2002	3	4500	N	N	154 GLENNWOOD PL SE
5	430730	0590	8/28/02	\$262,601	2200	0	7	2002	3	4500	N	N	108 GLENNWOOD PL SE
5	430730	0610	5/29/02	\$256,487	2200	0	7	2002	3	4401	N	N	102 GLENNWOOD PL SE
5	430730	0920	3/6/02	\$274,838	2200	0	7	2002	3	4350	N	N	101 GLENNWOOD AV SE
5	430730	0950	4/1/02	\$271,447	2200	0	7	2002	3	3480	N	N	119 GLENNWOOD AV SE
5	430730	0960	5/8/02	\$269,393	2200	0	7	2002	3	3480	N	N	153 GLENNWOOD AV SE
5	430730	0990	5/6/02	\$248,850	2200	0	7	2002	3	3480	N	N	171 GLENNWOOD AV SE
5	430730	1040	1/25/02	\$257,651	2200	0	7	2002	3	3444	N	N	172 FERNDALE AV SE
5	430730	1120	8/26/02	\$261,611	2200	0	7	2002	3	4350	N	N	112 FERNDALE AV SE
5	430733	0260	7/15/03	\$298,532	2220	0	7	2003	3	6549	N	N	263 INDEX PL SE
5	430732	0070	8/12/03	\$277,735	2230	0	7	2003	3	5257	N	N	312 GLENWOOD CT SE
5	430731	0030	10/24/03	\$303,000	2230	0	7	2003	3	3856	N	N	119 GLENNWOOD PL NE
5	430730	1080	7/22/02	\$260,328	2230	0	7	2002	3	3480	N	N	150 FERNDALE AV SE
5	430730	0790	12/31/02	\$274,068	2280	0	7	2003	3	4919	N	N	222 GLENNWOOD AV SE
5	430730	0850	6/3/03	\$252,655	2280	0	7	2003	3	3480	N	N	164 GLENNWOOD AV SE
5	430730	0860	10/28/02	\$265,523	2280	0	7	2003	3	3480	N	N	158 GLENNWOOD AV SE
5	430730	1140	1/15/03	\$253,645	2280	0	7	2003	3	3600	N	N	2811 NE 1ST ST
5	430730	1160	2/17/03	\$266,245	2280	0	7	2003	3	4096	N	N	2823 NE 1ST ST
5	430730	1170	2/24/03	\$253,645	2280	0	7	2003	3	4096	N	N	2829 NE 1ST ST
5	430730	0690	7/22/02	\$275,931	2280	0	7	2002	3	3480	N	N	173 GLENNWOOD PL SE
5	563720	0230	1/27/03	\$299,950	2330	0	7	2002	3	10022	N	N	5501 NE 3RD LN
5	430730	0670	12/5/02	\$259,194	2360	0	7	2003	3	3480	N	N	161 GLENNWOOD PL SE
5	430730	0820	4/11/03	\$278,266	2360	0	7	2003	3	3480	N	N	202 GLENNWOOD AV SE
5	430730	0700	4/5/02	\$273,342	2360	0	7	2002	3	3480	N	N	179 GLENNWOOD PL SE
5	563720	0020	10/14/02	\$299,950	2380	0	7	2002	3	7891	N	N	306 MOUNT BAKER PL NE
5	563720	0040	11/1/02	\$299,950	2380	0	7	2002	3	7891	N	N	318 MOUNT BAKER PL NE
5	563720	0130	11/5/02	\$299,000	2380	0	7	2002	3	8983	N	N	351 MOUNT BAKER PL NE
5	563720	0170	10/8/02	\$299,950	2380	0	7	2002	3	8535	N	N	301 MOUNT BAKER PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	563720	0180	12/19/02	\$299,950	2380	0	7	2002	3	10959	N	N	5510 NE 3RD LN
5	563720	0200	11/21/02	\$299,000	2380	0	7	2002	3	12067	N	N	5500 NE 3RD ST
5	563720	0240	12/26/02	\$299,950	2380	0	7	2002	3	8621	N	N	5507 NE 3RD LN
5	563720	0215	3/5/03	\$299,950	2380	0	7	2002	3	7324	N	N	359 LYONS AV NE
5	430730	0420	12/20/02	\$272,326	2390	0	7	2003	3	5809	N	N	284 FERNDALE AV SE
5	430732	0230	11/23/02	\$303,809	2390	0	7	2003	3	6976	N	N	259 GLENNWOOD CT SE
5	430732	0260	4/8/03	\$286,487	2390	0	7	2003	3	5160	N	N	277 GLENNWOOD CT SE
5	430733	0280	9/3/03	\$305,676	2390	0	7	2003	3	6775	N	N	251 INDEX PL SE
5	430730	0170	6/24/02	\$287,850	2390	0	7	2002	3	4500	N	N	151 FERNDALE AV SE
5	430730	0480	8/6/02	\$275,877	2390	0	7	2002	3	7670	N	N	218 GLENNWOOD PL SE
5	430730	0310	12/17/02	\$276,450	2420	0	7	2003	3	4050	N	N	253 FERNDALE AV SE
5	430730	0390	10/4/02	\$282,847	2420	0	7	2003	3	4696	N	N	307 FERNDALE AV SE
5	430730	0780	10/25/02	\$271,010	2420	0	7	2003	3	4989	N	N	228 GLENNWOOD PL SE
5	430730	0210	1/31/02	\$266,464	2420	0	7	2002	3	5089	N	N	173 FERNDALE AV SE
5	430730	0240	2/7/02	\$265,466	2420	0	7	2002	3	4020	N	N	211 FERNDALE AV SE
5	430730	0280	3/29/02	\$270,225	2420	0	7	2002	3	4050	N	N	235 FERNDALE AV SE
5	430730	0290	3/4/02	\$271,138	2420	0	7	2002	3	4050	N	N	241 FERNDALE AV SE
5	430730	0300	3/8/02	\$271,547	2420	0	7	2002	3	4050	N	N	247 FERNDALE AV SE
5	430730	0320	4/2/02	\$273,840	2420	0	7	2002	3	4050	N	N	259 FERNDALE AV SE
5	430730	0330	3/19/02	\$265,520	2420	0	7	2002	3	4050	N	N	265 FERNDALE AV SE
5	430730	0340	3/25/02	\$270,740	2420	0	7	2002	3	4275	N	N	271 FERNDALE AV SE
5	430730	0580	8/15/02	\$276,609	2420	0	7	2002	3	4500	N	N	114 GLENNWOOD PL SE
5	563720	0120	9/20/02	\$309,950	2420	0	7	2002	3	13945	N	N	357 MOUNT BAKER PL NE
5	395590	0270	5/15/03	\$300,000	2420	0	7	2000	3	5533	N	N	2214 SE 2ND PL
5	395590	1110	1/7/02	\$323,936	2490	0	7	2002	3	8323	N	N	368 EDMONDS AV SE
5	395590	1190	2/21/02	\$310,000	2490	0	7	2002	3	5566	N	N	292 EDMONDS AV SE
5	395590	1230	2/8/02	\$312,708	2490	0	7	2002	3	5699	N	N	270 EDMONDS AV SE
5	395590	0970	9/2/03	\$317,500	2490	0	7	2001	3	6589	N	N	2239 SE 3RD ST
5	395590	1310	9/8/03	\$324,500	2490	0	7	2001	3	8766	N	N	2412 SE 3RD ST
5	395590	1180	11/6/03	\$322,000	2510	0	7	2002	3	5921	N	N	300 EDMONDS AV SE

Improved Sales Used For This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	395590	1240	9/10/02	\$302,970	2510	0	7	2002	3	5765	N	N	264 EDMONDS AV SE
5	395590	0640	7/15/03	\$305,000	2510	0	7	2001	3	5641	N	N	2405 SE 2ND PL
5	430732	0280	10/18/02	\$282,714	2550	0	7	2003	3	5455	N	N	301 GLENNWOOD CT SE
5	430732	0290	3/4/03	\$290,147	2550	0	7	2003	3	5800	N	N	307 GLENNWOOD CT SE
5	430732	0350	2/6/03	\$285,211	2550	0	7	2003	3	11193	Y	N	2713 SE 4TH ST
5	430732	0360	10/10/02	\$335,786	2550	0	7	2003	3	7560	N	N	2719 SE 4TH ST
5	395590	1210	8/12/02	\$313,238	2620	0	7	2002	3	5699	N	N	282 EDMONDS AV SE
5	395590	1050	8/26/02	\$330,000	2620	0	7	2001	3	12165	N	N	311 EDMONDS AV SE
5	395590	0050	8/5/03	\$296,000	2620	0	7	2000	3	5287	N	N	2402 SE 2ND PL
5	395590	0060	6/12/03	\$309,000	2620	0	7	2000	3	5174	N	N	2328 SE 2ND PL
5	430731	0010	2/18/03	\$297,500	2640	0	7	2003	3	5264	N	N	107 GLENNWOOD PL SE
5	430731	0090	8/6/03	\$296,075	2640	0	7	2003	3	3600	N	N	2709 NE 2ND ST
5	430731	0100	9/1/03	\$293,810	2640	0	7	2003	3	3600	N	N	2703 NE 2ND ST
5	430730	0350	8/6/02	\$283,918	2640	0	7	2002	3	4725	N	N	277 FERNDALE AV SE
5	430730	0470	8/6/02	\$293,010	2640	0	7	2002	3	8384	N	N	224 GLENNWOOD PL SE
5	430730	1030	3/11/02	\$285,197	2640	0	7	2002	3	4796	N	N	225 GLENNWOOD AV SE
5	430730	0640	4/10/03	\$280,589	2660	0	7	2003	3	3480	N	N	117 GLENNWOOD PL SE
5	430730	0730	11/1/02	\$271,915	2660	0	7	2003	3	4765	N	N	207 GLENNWOOD PL SE
5	430730	0740	12/17/02	\$290,248	2660	0	7	2003	3	4352	N	N	213 GLENNWOOD PL SE
5	430730	0750	2/12/03	\$299,619	2660	0	7	2003	3	4386	N	N	219 GLENNWOOD PL SE
5	430730	0760	1/10/03	\$312,669	2660	0	7	2003	3	4247	N	N	225 GLENNWOOD PL SE
5	430730	0800	11/7/02	\$285,503	2660	0	7	2003	3	4835	N	N	216 GLENNWOOD PL SE
5	430730	0830	5/1/03	\$270,162	2660	0	7	2003	3	3480	N	N	176 GLENNWOOD AV SE
5	430730	0870	11/1/02	\$311,297	2660	0	7	2003	3	3480	N	N	152 GLENNWOOD AV SE
5	430730	0880	6/19/03	\$264,980	2660	0	7	2003	3	3480	N	N	118 GLENNWOOD AV SE
5	430730	0900	12/23/02	\$279,677	2660	0	7	2003	3	3480	N	N	106 GLENNWOOD AV SE
5	430730	0910	3/6/03	\$278,430	2660	0	7	2003	3	4072	N	N	100 GLENNWOOD AV SE
5	430730	1150	2/14/03	\$277,880	2660	0	7	2003	3	3600	N	N	2817 NE 1ST ST
5	430730	1180	3/7/03	\$292,846	2660	0	7	2003	3	3600	N	N	2835 NE 1ST ST
5	430730	0660	7/31/02	\$275,369	2660	0	7	2002	3	3480	N	N	155 GLENNWOOD PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	430730	0680	4/25/02	\$270,190	2660	0	7	2002	3	3480	N	N	167 GLENNWOOD PL SE
5	430730	0710	9/9/02	\$268,918	2660	0	7	2002	3	3480	N	N	185 GLENNWOOD PL SE
5	430730	0720	8/5/02	\$275,834	2660	0	7	2002	3	5085	N	N	201 GLENNWOOD PL SE
5	430730	0810	5/9/02	\$264,860	2660	0	7	2002	3	4896	N	N	208 GLENNWOOD AV SE
5	395590	0090	10/15/03	\$323,000	2670	0	7	2001	3	5025	N	N	2316 SE 2ND PL
5	430730	0410	12/19/02	\$315,249	2690	0	7	2003	3	6596	N	N	302 FERNDALE AV SE
5	430732	0210	11/27/02	\$304,117	2690	0	7	2003	3	6861	N	N	266 HARRINGTON AV SE
5	430732	0310	10/1/02	\$297,380	2700	0	7	2003	3	6779	N	N	319 GLENNWOOD CT SE
5	430732	0340	10/15/02	\$322,454	2700	0	7	2003	3	10906	Y	N	2707 SE 4TH ST
5	430733	0210	9/5/03	\$333,780	2700	0	7	2003	3	5244	N	N	303 INDEX PL SE
5	395590	1100	3/25/02	\$304,280	2730	0	7	2002	3	8110	N	N	367 EDMONDS AV SE
5	395590	1120	3/22/02	\$338,929	2740	0	7	2002	3	9637	N	N	362 EDMONDS AV SE
5	395590	0260	8/20/02	\$310,650	2740	0	7	2000	3	5469	N	N	2218 SE 2ND PL
5	395590	1170	2/11/02	\$342,574	2760	0	7	2002	3	7616	N	N	306 EDMONDS AV SE
5	395590	0560	8/22/02	\$315,000	2760	0	7	2001	3	6493	N	N	266 BLAINE DR SE
5	430733	0250	9/11/03	\$330,460	2770	0	7	2003	3	5988	N	N	269 INDEX PL SE
5	430732	0190	11/21/02	\$326,940	2800	0	7	2003	3	5580	N	N	278 HARRINGTON AV SE
5	430732	0270	9/27/02	\$297,657	2800	0	7	2003	3	5456	N	N	285 GLENNWOOD CT SE
5	395590	1090	4/29/02	\$347,276	2804	0	7	2002	3	7206	N	N	361 EDMONDS AV SE
5	430730	0360	4/1/02	\$330,161	2820	0	7	2002	3	5017	N	N	283 FERNDALE AV SE
5	430730	0380	7/12/02	\$306,115	2820	0	7	2002	3	4873	N	N	301 FERNDALE AV SE
5	430730	0400	6/18/02	\$305,994	2820	0	7	2002	3	6413	N	N	313 FERNDALE AV SE
5	430733	0170	6/26/03	\$342,431	2880	0	7	2003	3	7010	N	N	327 INDEX PL SE
5	395590	1140	8/9/02	\$331,232	3040	0	7	2002	3	6000	N	N	324 EDMONDS AV SE
5	395590	1150	4/23/02	\$341,415	3040	0	7	2002	3	6220	N	N	318 EDMONDS AV SE
5	395590	1160	1/2/02	\$359,346	3040	0	7	2002	3	8207	N	N	312 EDMONDS AV SE
5	395590	1220	3/28/02	\$317,000	3040	0	7	2002	3	5699	N	N	276 EDMONDS AV SE
5	395590	1250	2/24/02	\$349,395	3040	0	7	2002	3	6756	N	N	260 EDMONDS AV SE
5	430732	0200	1/23/03	\$339,551	3120	0	7	2003	3	5580	N	N	272 HARRINGTON AV SE
5	430732	0240	12/3/02	\$299,663	3120	0	7	2003	3	8011	N	N	265 GLENNWOOD CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	395590	1080	3/27/02	\$364,045	3120	0	7	2002	3	8426	N	N	355 EDMONDS AV SE
5	430732	0180	11/27/02	\$330,806	3320	0	7	2003	3	5580	N	N	280 HARRINGTON AV SE
5	430732	0320	12/1/02	\$368,901	3320	0	7	2003	3	6717	N	N	325 GLENNWOOD CT SE
5	430732	0330	12/8/02	\$347,750	3320	0	7	2003	3	7094	N	N	2701 SE 4TH ST
5	430732	0170	12/6/02	\$302,682	3420	0	7	2003	3	5580	N	N	284 HARRINGTON AV SE
5	430733	0220	7/2/03	\$344,595	3420	0	7	2003	3	5315	N	N	287 INDEX PL SE
5	430733	0320	10/14/03	\$349,005	3420	0	7	2003	3	4702	N	N	211 INDEX PL SE
5	430733	0330	9/15/03	\$352,525	3420	0	7	2003	3	5591	N	N	205 INDEX PL SE
5	430730	0230	1/30/02	\$276,003	3430	0	7	2002	3	4134	N	N	205 FERNDALE AV SE
5	430730	0250	5/9/02	\$292,873	3430	0	7	2002	3	4050	N	N	217 FERNDALE AV SE
5	430730	0160	6/24/02	\$332,500	3440	0	7	2002	3	4500	N	N	121 FERNDALE AV SE
5	395590	0380	11/13/03	\$355,000	3930	0	7	2001	3	10957	N	N	255 BLAINE DR SE
5	430733	0240	8/18/03	\$408,735	3970	0	7	2003	3	6577	N	N	275 INDEX PL SE
5	395590	1130	4/12/02	\$410,214	4010	0	7	2002	3	10435	N	N	350 EDMONDS AV SE
5	430733	0200	7/15/03	\$394,560	4150	0	7	2003	3	6198	N	N	309 INDEX PL SE
5	430733	0230	8/19/03	\$403,910	4150	0	7	2003	3	6474	N	N	281 INDEX PL SE
5	430732	0300	10/18/02	\$381,868	4180	0	7	2003	3	7582	N	N	313 GLENNWOOD CT SE
5	430732	0380	10/17/02	\$414,373	4310	0	7	2003	3	8130	Y	N	2731 SE 4TH ST
5	512700	0610	11/19/03	\$276,000	1290	910	8	1975	3	9594	N	N	13823 SE 142ND ST
5	559290	0285	5/22/03	\$280,000	1330	1300	8	1956	4	9663	Y	N	158 MONTEREY PL NE
5	107200	0240	8/16/02	\$259,900	1340	500	8	1977	3	11440	N	N	14923 SE 143RD PL
5	107200	0260	9/9/02	\$252,900	1350	430	8	1977	3	11440	N	N	15011 SE 143RD PL
5	107201	0130	2/5/03	\$279,000	1480	1480	8	1979	3	12060	N	N	15107 SE 141ST PL
5	559290	0180	10/22/03	\$325,000	1500	1500	8	1954	4	8500	Y	N	121 MONTEREY PL NE
5	144260	0100	10/14/03	\$265,000	1540	0	8	1973	4	12640	N	N	15413 SE 132ND ST
5	107202	0070	3/14/03	\$299,900	1670	1000	8	1979	4	31825	N	N	15023 SE 145TH PL
5	107201	0140	9/3/02	\$269,900	1720	510	8	1979	3	11700	N	N	15113 SE 141ST PL
5	107201	0220	2/19/03	\$260,000	1720	570	8	1978	3	11340	N	N	14108 150TH PL SE
5	512700	0910	1/15/03	\$330,000	1770	0	8	1967	5	15884	Y	N	14235 SE 146TH ST
5	559290	0145	10/9/03	\$285,000	1790	0	8	1957	5	7500	Y	N	68 MONTEREY DR NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	144260	0120	6/21/02	\$265,000	1800	860	8	1975	3	12640	N	N	15429 SE 132ND ST
5	107945	0360	9/1/02	\$262,000	1820	0	8	1980	3	8050	N	N	14908 SE 145TH PL
5	512700	0950	4/8/03	\$322,761	1840	930	8	1977	4	21120	Y	N	14211 SE 146TH ST
5	107200	0420	5/7/03	\$272,000	1880	0	8	1977	4	11440	N	N	14218 149TH PL SE
5	329590	0200	8/22/03	\$274,950	2010	0	8	2003	3	4510	N	N	15231 SE 137TH PL
5	107200	0190	4/4/02	\$259,000	2020	0	8	1977	3	13668	N	N	14231 149TH PL SE
5	512700	0700	6/19/02	\$270,000	2020	0	8	1966	4	11760	N	N	13914 SE 144TH ST
5	666903	0020	4/15/03	\$284,950	2030	0	8	2003	3	7292	N	N	5506 SE 2ND CT
5	666903	0070	6/5/03	\$290,438	2030	0	8	2003	3	7243	N	N	5602 SE 2ND CT
5	666903	0120	7/9/03	\$304,950	2030	0	8	2003	3	7200	N	N	5621 SE 2ND CT
5	666903	0160	4/10/03	\$293,682	2030	0	8	2003	3	8100	N	N	5531 SE 2ND CT
5	512700	1290	7/2/02	\$260,400	2040	0	8	1966	3	11499	N	N	14204 SE 146TH ST
5	329590	0080	12/18/03	\$289,950	2070	0	8	2003	3	4502	N	N	15301 SE 136TH ST
5	329590	0390	11/18/03	\$270,000	2070	0	8	2003	3	4277	N	N	13614 153RD PL SE
5	107203	0320	9/26/03	\$317,500	2140	0	8	1988	3	12212	N	N	15126 SE 138TH PL
5	107945	0350	7/14/03	\$284,000	2150	0	8	1983	3	11500	N	N	14427 150TH AV SE
5	329590	0210	9/19/03	\$314,471	2200	0	8	2003	3	4510	N	N	15237 SE 137TH ST
5	107945	0050	8/15/02	\$276,000	2220	0	8	1987	3	10537	N	N	14714 SE 145TH PL
5	512630	0240	9/11/03	\$319,950	2230	0	8	2003	3	5018	N	N	6023 SE 2ND CT
5	512630	0270	10/22/03	\$308,950	2230	0	8	2003	3	5557	N	N	218 QUINCY PL SE
5	512630	0300	4/4/03	\$291,400	2230	0	8	2003	3	5356	N	N	200 QUINCY PL SE
5	512630	0390	2/6/03	\$291,400	2230	0	8	2003	3	4770	N	N	5914 SE 2ND CT
5	512630	0660	11/25/02	\$269,800	2230	0	8	2003	3	7809	N	N	6004 NE 1ST PL
5	512630	0670	4/30/03	\$299,950	2230	0	8	2003	3	8618	N	N	6003 NE 1ST CT
5	512630	0960	1/31/03	\$279,800	2230	0	8	2003	3	8169	N	N	5937 NE 1ST CT
5	512630	0510	7/15/02	\$289,800	2230	0	8	2002	3	4517	N	N	5907 SE 2ND ST
5	512630	1020	10/31/02	\$272,457	2230	0	8	2002	3	6245	N	N	5933 NE 1ST PL
5	512630	0180	9/2/03	\$333,177	2240	0	8	2003	3	5000	N	N	5921 SE 2ND CT
5	512630	0620	1/6/03	\$274,800	2240	0	8	2003	3	7746	N	N	6005 NE 1ST PL
5	512630	0770	8/6/03	\$309,950	2240	0	8	2003	3	6000	N	N	6000 NE 1ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	512630	0900	11/12/03	\$324,950	2240	0	8	2003	3	7211	N	N	159 QUINCY AV NE
5	512630	0910	4/3/03	\$292,900	2240	0	8	2003	3	7367	N	N	5938 NE 1ST CT
5	512630	0970	11/13/02	\$274,800	2240	0	8	2003	3	6733	N	N	5934 NE 1ST PL
5	107200	0180	9/2/03	\$284,900	2240	0	8	1977	4	11088	N	N	14225 149TH PL SE
5	214150	0150	11/14/02	\$332,000	2260	0	8	2002	3	7378	N	N	5715 NE 3RD PL
5	214150	0160	10/7/02	\$329,000	2260	0	8	2002	3	7378	N	N	5709 NE 3RD PL
5	214150	0110	2/10/03	\$304,000	2280	0	8	2002	3	7322	N	N	356 NILE PL NE
5	214150	0130	1/28/03	\$310,000	2280	0	8	2002	3	8118	N	N	5718 NE 3RD PL
5	214150	0140	10/21/02	\$319,950	2280	0	8	2002	3	7233	N	N	5721 NE 3RD PL
5	329590	0360	10/2/03	\$286,950	2300	0	8	2003	3	4277	N	N	13632 153RD PL SE
5	329590	0320	10/14/03	\$301,782	2310	0	8	2003	3	4288	N	N	13724 153RD PL SE
5	329590	0370	8/4/03	\$286,335	2310	0	8	2003	3	4753	N	N	13626 153RD PL SE
5	107203	0090	6/26/02	\$315,000	2320	0	8	1981	4	12384	N	N	15129 SE 139TH PL
5	329590	0180	8/13/03	\$294,022	2330	0	8	2003	3	6852	N	N	13731 152ND PL SE
5	107202	0010	4/5/02	\$265,500	2360	0	8	1979	3	15747	N	N	14401 151ST PL SE
5	512630	0630	1/21/03	\$316,800	2400	0	8	2003	3	6682	N	N	6017 NE 1ST PL
5	512630	0700	5/27/03	\$329,950	2400	0	8	2003	3	6550	N	N	6008 NE 1ST CT
5	512630	0730	9/23/03	\$334,900	2400	0	8	2003	3	6000	N	N	6013 NE 1ST ST
5	512630	0940	3/5/03	\$318,900	2400	0	8	2003	3	6171	N	N	5925 NE 1ST CT
5	214150	0070	3/27/03	\$317,500	2400	0	8	2003	3	7693	N	N	378 NILE PL NE
5	214150	0080	4/10/03	\$318,500	2400	0	8	2003	3	7350	N	N	372 NILE PL NE
5	214150	0090	7/10/03	\$305,200	2400	0	8	2003	3	8196	N	N	368 NILE PL NE
5	512631	0530	8/1/03	\$345,000	2400	0	8	2003	3	7526	N	N	6024 NE 2ND CT
5	512630	1000	8/26/02	\$307,538	2400	0	8	2002	3	6000	N	N	5921 NE 1ST PL
5	214150	0040	7/16/03	\$305,000	2400	0	8	2002	3	8038	N	N	369 NILE PL NE
5	214150	0050	12/23/02	\$302,500	2400	0	8	2002	3	7350	N	N	375 NILE PL NE
5	214150	0060	3/21/03	\$295,000	2400	0	8	2002	3	7616	N	N	381 NILE PL NE
5	666903	0030	2/20/03	\$301,950	2410	0	8	2003	3	7282	N	N	5512 SE 2ND CT
5	107201	0030	9/24/03	\$300,000	2410	0	8	1978	3	11700	N	N	15116 SE 140TH PL
5	666903	0080	3/6/03	\$308,379	2420	0	8	2003	3	7203	N	N	5608 SE 2ND CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	666903	0180	5/15/03	\$313,079	2420	0	8	2003	3	8100	N	N	5519 SE 2ND CT
5	666903	0210	12/27/02	\$312,201	2420	0	8	2003	3	9854	N	N	5501 SE 2ND CT
5	666903	0130	3/25/03	\$303,950	2440	0	8	2003	3	7201	N	N	5615 SE 2ND CT
5	214150	0010	9/20/02	\$329,900	2540	0	8	2002	3	8467	N	N	351 NILE PL NE
5	281630	0140	3/17/03	\$325,000	2550	0	8	1949	5	43995	N	N	13521 138TH AV SE
5	107201	0530	12/19/03	\$295,500	2560	0	8	1978	3	11340	N	N	14105 148TH PL SE
5	214150	0120	10/2/02	\$328,600	2580	0	8	2002	3	8678	N	N	350 NILE PL NE
5	666903	0040	6/7/03	\$329,950	2590	0	8	2003	3	7272	N	N	5518 SE 2ND CT
5	666903	0060	6/24/03	\$329,950	2590	0	8	2003	3	7253	N	N	5530 SE 2ND CT
5	666903	0090	8/20/03	\$365,375	2590	0	8	2003	3	7238	N	N	5614 SE 2ND CT
5	666903	0110	7/10/03	\$326,950	2590	0	8	2003	3	10416	N	N	5626 SE 2ND CT
5	666903	0140	10/6/03	\$337,534	2590	0	8	2003	3	8093	N	N	5609 SE 2ND CT
5	666903	0200	2/11/03	\$323,950	2590	0	8	2003	3	8100	N	N	5507 SE 2ND CT
5	107945	0140	7/10/02	\$272,500	2600	0	8	1980	3	16200	N	N	14801 SE 145TH PL
5	512630	0080	4/28/03	\$338,950	2640	0	8	2003	3	4805	N	N	5807 SE 2ND CT
5	512630	0280	7/14/03	\$336,000	2640	0	8	2003	3	4735	N	N	212 QUINCY PL SE
5	512630	0340	8/19/03	\$346,703	2640	0	8	2003	3	4770	N	N	6010 SE 2ND CT
5	512630	0370	4/19/03	\$328,313	2640	0	8	2003	3	4770	N	N	5926 SE 2ND CT
5	512630	0400	2/24/03	\$323,800	2640	0	8	2003	3	4850	N	N	5908 SE 2ND CT
5	512630	0540	12/12/03	\$331,950	2640	0	8	2003	3	4500	N	N	5925 SE 2ND ST
5	512630	0570	7/9/03	\$329,950	2640	0	8	2003	3	4500	N	N	6015 SE 2ND ST
5	512630	0640	8/19/03	\$339,950	2640	0	8	2003	3	5786	N	N	6011 NE 1ST PL
5	512630	0690	7/22/03	\$337,950	2640	0	8	2003	3	6300	N	N	6009 NE 1ST CT
5	512630	0710	5/29/03	\$349,950	2640	0	8	2003	3	10225	N	N	6014 NE 1ST ST
5	512630	0740	12/22/03	\$346,950	2640	0	8	2003	3	6600	N	N	6007 NE 1ST ST
5	512630	0930	9/10/03	\$339,950	2640	0	8	2003	3	6000	N	N	5926 NE 1ST CT
5	512630	0950	2/24/03	\$329,800	2640	0	8	2003	3	6690	N	N	5931 NE 1ST CT
5	512630	0140	9/23/02	\$314,800	2640	0	8	2002	3	6014	N	N	5841 SE 2ND CT
5	512630	0260	10/11/02	\$319,800	2640	0	8	2002	3	9905	N	N	6035 SE 2ND CT
5	512630	0430	10/1/02	\$327,541	2640	0	8	2002	3	6041	N	N	5826 SE 2ND CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	512630	0480	5/22/02	\$311,487	2640	0	8	2002	3	5000	N	N	5859 SE 2ND ST
5	512630	0520	7/18/02	\$304,800	2640	0	8	2002	3	4500	N	N	5913 SE 2ND ST
5	512630	0610	9/6/02	\$314,565	2640	0	8	2002	3	6090	N	N	6002 SE 2ND ST
5	512630	0990	10/16/02	\$329,772	2640	0	8	2002	3	6000	N	N	5922 NE 1ST PL
5	512630	0070	11/13/02	\$334,800	2650	0	8	2003	3	5694	N	N	5801 SE 2ND CT
5	512630	0310	6/25/03	\$334,950	2650	0	8	2003	3	5741	N	N	201 QUINCY PL SE
5	512630	0330	12/11/03	\$337,950	2650	0	8	2003	3	5737	N	N	213 QUINCY PL SE
5	512630	0560	3/10/03	\$324,100	2650	0	8	2003	3	4500	N	N	6009 SE 2ND ST
5	512630	0580	2/27/03	\$346,676	2650	0	8	2003	3	4998	N	N	5919 SE 2ND ST
5	512631	0660	10/3/03	\$359,950	2650	0	8	2003	3	7916	N	N	262 PASCO DR NE
5	512630	0450	10/30/02	\$324,000	2650	0	8	2002	3	6139	N	N	214 ORCAS PL SE
5	512630	0500	8/26/02	\$321,100	2650	0	8	2002	3	5000	N	N	5901 SE 2ND ST
5	329590	0340	9/9/03	\$342,552	2670	0	8	2003	3	4753	N	N	13712 153RD PL SE
5	329590	0400	8/15/03	\$324,832	2670	0	8	2003	3	4753	N	N	13608 153RD PL SE
5	214150	0170	8/27/02	\$349,900	2670	0	8	2002	3	7378	N	N	5705 NE 3RD PL
5	107201	0300	6/3/02	\$283,500	2680	0	8	1978	3	11340	N	N	14137 150TH PL SE
5	510420	0470	5/20/02	\$262,500	2720	0	8	1969	4	9856	N	N	14515 SE 139TH PL
5	512631	0680	10/6/03	\$379,950	2760	0	8	2003	3	7950	N	N	250 PASCO DR NE
5	214150	0100	12/3/02	\$335,000	2810	0	8	2002	3	9293	N	N	362 NILE PL NE
5	778789	0290	9/18/03	\$410,000	2870	0	8	2003	3	7200	N	N	270 LYONS PL NE
5	512630	0290	7/31/03	\$334,950	2910	0	8	2003	3	4651	N	N	206 QUINCY PL SE
5	512630	0350	10/1/03	\$339,950	2910	0	8	2003	3	4770	N	N	6004 SE 2ND CT
5	512630	0380	8/7/03	\$339,950	2910	0	8	2003	3	4770	N	N	5920 SE 2ND CT
5	512630	0550	6/19/03	\$339,950	2910	0	8	2003	3	4500	N	N	6003 SE 2ND ST
5	512630	0600	1/23/03	\$329,800	2910	0	8	2003	3	5479	N	N	6008 SE 2ND ST
5	778789	0040	4/3/03	\$393,500	2910	0	8	2003	3	8877	N	N	5327 NE 3RD ST
5	778789	0080	7/23/03	\$392,359	2910	0	8	2003	3	7200	N	N	5301 NE 2ND CT
5	778789	0120	8/22/03	\$375,000	2910	0	8	2003	3	7200	N	N	5409 NE 2ND CT
5	778789	0130	10/8/03	\$422,323	2910	0	8	2003	3	7200	N	N	5415 NE 2ND CT
5	778789	0540	4/11/03	\$374,500	2910	0	8	2003	3	7491	N	N	5316 NE 3RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	778789	0600	10/16/03	\$349,500	2910	0	8	2003	3	7507	N	N	5340 NE 2ND ST
5	512630	0130	9/9/02	\$365,502	2910	0	8	2002	3	8618	N	N	5837 SE 2ND CT
5	512630	0250	2/20/03	\$346,800	2910	0	8	2002	3	7724	N	N	6029 SE 2ND CT
5	512630	0420	10/29/02	\$340,900	2910	0	8	2002	3	6167	N	N	5834 SE 2ND CT
5	512630	0460	9/25/03	\$349,000	2910	0	8	2002	3	4984	N	N	208 ORCAS PL SE
5	512630	0490	7/22/02	\$329,800	2910	0	8	2002	3	7722	N	N	5865 SE 2ND ST
5	778789	0310	6/13/03	\$378,000	2930	0	8	2003	3	7327	N	N	277 LYONS PL NE
5	778789	0420	7/11/03	\$409,500	2930	0	8	2003	3	7340	N	N	270 KITSAP AV NE
5	512631	0650	6/2/03	\$359,950	2930	0	8	2003	3	7970	N	N	6011 QUINCY AV NE
5	512631	0670	10/7/03	\$384,235	2930	0	8	2003	3	7200	N	N	256 PASCO DR NE
5	512631	0690	11/6/03	\$380,000	2930	0	8	2003	3	8126	N	N	230 PASCO DR NE
5	512630	0650	12/2/02	\$344,800	2950	0	8	2003	3	6545	N	N	6012 NE 1ST PL
5	512630	0680	4/23/03	\$354,950	2950	0	8	2003	3	5800	N	N	6015 NE 1ST CT
5	512630	0760	8/14/03	\$354,950	2950	0	8	2003	3	6000	N	N	6012 NE 1ST ST
5	512630	0920	3/13/03	\$348,900	2950	0	8	2003	3	6000	N	N	5932 NE 1ST CT
5	512630	0980	9/26/02	\$350,840	2950	0	8	2002	3	6510	N	N	5928 NE 1ST PL
5	512630	0150	8/29/03	\$355,950	2970	0	8	2003	3	5000	N	N	5903 SE 2ND CT
5	512630	0360	12/9/03	\$345,950	2970	0	8	2003	3	4770	N	N	5932 SE 2ND CT
5	512630	0410	2/6/03	\$337,100	2970	0	8	2003	3	5000	N	N	5902 SE 2ND CT
5	512630	0530	2/19/03	\$341,900	2970	0	8	2003	3	4500	N	N	5919 SE 2ND ST
5	512630	0590	8/21/03	\$339,950	2970	0	8	2003	3	5443	N	N	6014 SE 2ND ST
5	512631	0620	9/30/03	\$390,000	2970	0	8	2003	3	9439	N	N	231 QUINCY AV NE
5	512631	0550	11/4/03	\$404,950	3000	0	8	2003	3	7250	N	N	264 QUINCY AV NE
5	512631	0630	8/19/03	\$395,000	3000	0	8	2003	3	8452	N	N	251 QUINCY AV NE
5	512630	1010	9/12/02	\$344,800	3000	0	8	2002	3	6000	N	N	5927 NE 1ST PL
5	329590	0350	10/13/03	\$339,950	3080	0	8	2003	3	4753	N	N	13706 153RD PL SE
5	778789	0070	11/20/03	\$399,005	3130	0	8	2003	3	7404	N	N	5300 NE 2ND CT
5	778789	0150	9/4/03	\$424,275	3130	0	8	2003	3	7284	N	N	5425 NE 2ND CT
5	778789	0330	12/23/03	\$451,542	3130	0	8	2003	3	7272	N	N	265 LYONS PL NE
5	778789	0510	12/14/03	\$403,000	3130	0	8	2003	3	9656	N	N	5334 NE 3RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	778789	0030	5/27/03	\$397,500	3140	0	8	2003	3	7203	N	N	5315 NE 3RD ST
5	778789	0050	12/4/03	\$412,000	3140	0	8	2003	3	8455	N	N	5312 NE 2ND CT
5	778789	0110	12/2/03	\$414,500	3140	0	8	2003	3	7284	N	N	5403 NE 2ND CT
5	778789	0550	5/20/03	\$375,000	3140	0	8	2003	3	7575	N	N	5310 NE 3RD ST
5	666903	0050	2/27/03	\$339,950	3160	0	8	2003	3	7262	N	N	5524 SE 2ND CT
5	666903	0150	6/26/03	\$371,145	3160	0	8	2003	3	8100	N	N	5603 SE 2ND CT
5	778789	0090	11/14/03	\$397,500	3160	0	8	2003	3	7200	N	N	5307 NE 2ND CT
5	778789	0140	12/12/03	\$408,000	3160	0	8	2003	3	7272	N	N	5419 NE 2ND CT
5	778789	0520	10/28/03	\$370,000	3160	0	8	2003	3	9620	N	N	5328 NE 3RD ST
5	666903	0190	6/25/03	\$373,371	3200	0	8	2003	3	8100	N	N	5513 SE 2ND CT
5	778789	0560	4/14/03	\$365,000	3230	0	8	2003	3	9452	N	N	5304 NE 3RD ST
5	778789	0060	7/25/03	\$424,500	3400	0	8	2003	3	7200	N	N	5306 NE 2ND CT
5	778789	0270	10/7/03	\$442,037	3400	0	8	2003	3	7200	N	N	258 LYONS PL NE
5	778789	0160	8/6/03	\$440,000	3440	0	8	2003	3	8606	N	N	5429 NE 2ND CT
5	778789	0320	7/8/03	\$418,000	3450	0	8	2003	3	7272	N	N	271 LYONS PL NE
5	563720	0300	4/8/03	\$357,000	2460	0	9	2002	3	9465	N	N	5603 NE 4TH CT
5	943275	0070	6/3/03	\$409,950	2550	0	9	1996	3	17103	N	N	15315 SE 133RD CT
5	943275	0120	4/16/03	\$374,950	2550	0	9	1996	3	15860	N	N	15336 SE 133RD ST
5	020090	0040	7/24/03	\$366,888	2710	0	9	2003	3	7799	N	N	5948 NE 3RD CT
5	020090	0010	5/7/03	\$369,000	2740	0	9	2003	3	8707	N	N	6008 NE 3RD CT
5	020090	0020	9/6/03	\$374,888	2740	0	9	2003	3	7620	N	N	6002 NE 3RD CT
5	020090	0030	7/23/03	\$371,131	2740	0	9	2003	3	7620	N	N	5954 NE 3RD CT
5	146120	0090	5/16/02	\$374,950	2790	0	9	1997	3	15657	N	N	14545 144TH PL SE
5	563720	0350	10/18/02	\$429,510	2800	0	9	2002	3	7909	N	N	5612 NE 4TH CT
5	563720	0390	10/18/02	\$409,950	2800	0	9	2002	3	8044	N	N	5516 NE 4TH CT
5	563720	0360	9/30/02	\$380,000	2850	0	9	2002	3	7909	N	N	5606 NE 4TH CT
5	563720	0440	10/18/02	\$389,950	2850	0	9	2002	3	8272	N	N	407 LYONS AV NE
5	518210	0084	6/17/02	\$350,000	2850	0	9	1991	3	21735	N	N	4227 NE 2ND PL
5	563720	0270	10/24/02	\$369,950	2900	0	9	2002	3	10922	N	N	402 LYONS AV NE
5	563720	0370	2/18/03	\$397,990	2900	0	9	2002	3	7910	N	N	5600 NE 4TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	563720	0410	9/19/02	\$384,990	2900	0	9	2002	3	8082	N	N	425 LYONS AV NE
5	020090	0070	12/11/03	\$406,608	2930	0	9	2003	3	7200	N	N	323 QUINCY AV NE
5	563720	0290	9/23/02	\$386,990	2930	0	9	2002	3	12699	N	N	414 LYONS AV NE
5	563720	0400	1/9/03	\$394,990	2930	0	9	2002	3	9425	N	N	431 LYONS AV NE
5	563720	0420	9/25/02	\$386,999	2930	0	9	2002	3	7963	N	N	419 LYONS AV NE
5	020090	0180	11/12/03	\$363,970	2950	0	9	2003	3	7377	N	N	354 QUINCY AV NE
5	563720	0320	3/19/03	\$426,541	2950	0	9	2002	3	17855	N	N	5615 NE 4TH CT
5	563720	0340	11/6/02	\$409,950	2990	0	9	2002	3	11439	N	N	5618 NE 4TH CT
5	146120	0020	4/26/02	\$455,000	3070	0	9	1995	3	34991	Y	N	14513 144TH PL SE
5	563720	0280	11/1/02	\$389,950	3090	0	9	2002	3	8425	N	N	408 LYONS AV NE
5	563720	0330	12/6/02	\$418,950	3140	0	9	2002	3	13065	N	N	5624 NE 4TH CT
5	563720	0380	11/6/02	\$409,950	3140	0	9	2002	3	7910	N	N	5522 NE 4TH CT
5	084710	0086	8/21/03	\$453,296	3270	0	9	2003	3	7242	N	N	5621 NE 1ST CIRCLE
5	563720	0310	3/17/03	\$424,950	3280	0	9	2002	3	8052	N	N	5609 E NE 4TH CT
5	563720	0430	10/3/02	\$406,000	3320	0	9	2002	3	7844	N	N	413 LYONS AV NE
5	084710	0084	8/21/03	\$385,000	3340	0	9	2003	3	8164	N	N	5634 NE 1ST CIRCLE
5	084710	0088	11/7/03	\$424,990	3350	0	9	2003	3	7884	N	N	5633 NE 1ST CIRCLE
5	020090	0060	10/14/03	\$390,431	3440	0	9	2003	3	7200	N	N	327 QUINCY AV NE
5	020090	0080	8/16/03	\$375,720	3440	0	9	2003	3	7205	N	N	319 QUINCY AV NE
5	020090	0120	8/27/03	\$410,538	3440	0	9	2003	3	8361	N	N	312 QUINCY AV NE
5	020090	0160	7/16/03	\$434,990	3440	0	9	2003	3	8372	N	N	6015 NE 3RD CT
5	020090	0170	5/2/03	\$430,000	3440	0	9	2003	3	7393	N	N	330 QUINCY AV NE
5	146340	0062	2/3/03	\$700,000	4910	0	10	1994	3	84070	N	N	14010 154TH AV SE
7	145750	0121	3/20/03	\$147,050	720	0	4	1941	3	15282	N	N	14326 160TH AV SE
7	404840	0470	1/29/03	\$210,500	1100	0	5	1931	5	13860	N	N	14917 199TH PL SE
7	182306	9232	8/29/02	\$160,000	1130	0	5	1942	3	12632	N	N	13729 W LAKE KATHLEEN DR SE
7	172306	9012	7/9/03	\$350,000	1170	0	5	1945	4	823284	N	N	14006 196TH AV SE
7	142305	9078	10/12/03	\$185,000	1210	0	5	1957	3	21120	N	N	14131 160TH AV SE
7	509540	1270	11/19/03	\$225,000	890	700	6	1971	4	14100	N	N	15028 204TH AV SE
7	324320	0140	4/18/02	\$223,000	910	120	6	1965	4	8400	N	N	16326 SE 132ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	404840	0535	5/28/03	\$214,000	920	500	6	1943	5	7168	N	N	19607 SE 149TH ST
7	723020	1030	5/21/02	\$184,000	930	0	6	1967	3	22624	N	N	17832 SE 146TH ST
7	132305	9069	7/14/03	\$229,950	950	500	6	1959	3	17138	N	N	13002 175TH AV SE
7	324300	0070	9/25/02	\$180,000	950	0	6	1959	3	9648	N	N	16047 SE 130TH ST
7	324320	0400	5/13/02	\$179,300	980	0	6	1967	4	9800	N	N	13010 163RD AV SE
7	200600	0160	10/14/03	\$184,000	980	0	6	1962	3	10764	N	N	13520 160TH AV SE
7	108840	0090	12/9/03	\$172,500	1010	0	6	1960	3	7200	N	N	19615 SE 136TH ST
7	108840	0010	5/23/03	\$172,500	1100	0	6	1960	3	7200	N	N	13604 196TH AV SE
7	108850	0090	7/22/03	\$189,500	1120	0	6	1966	3	9405	N	N	19670 SE 139TH PL
7	108850	0190	7/23/03	\$262,500	1120	900	6	1964	4	9600	N	N	13822 197TH AV SE
7	108840	0190	11/7/02	\$193,000	1120	0	6	1961	3	10125	N	N	13648 197TH AV SE
7	723010	0292	9/4/03	\$194,950	1220	0	6	1971	3	11550	N	N	14313 177TH AV SE
7	132305	9100	10/30/03	\$219,900	1220	0	6	1970	3	14810	N	N	13209 168TH AV SE
7	200600	0130	5/27/03	\$189,950	1230	0	6	1963	3	10452	N	N	16032 SE 135TH ST
7	182306	9089	8/4/03	\$180,000	1250	0	6	1945	3	43560	Y	Y	13602 W LAKE KATHLEEN DR SE
7	108840	0170	10/10/03	\$205,000	1280	0	6	1962	3	8820	N	N	13632 197TH AV SE
7	379380	0180	7/17/02	\$202,000	1330	0	6	1966	3	12000	N	N	19110 SE 133RD PL
7	200600	0120	9/22/03	\$210,000	1350	0	6	1966	4	10452	N	N	16040 SE 135TH ST
7	108840	0180	10/25/02	\$225,000	1440	0	6	1962	4	9600	N	N	13640 197TH AV SE
7	182306	9215	5/16/02	\$294,000	1450	600	6	1938	5	6534	Y	Y	13625 E LAKE KATHLEEN DR SE
7	366450	0100	12/12/03	\$500,000	1480	0	6	1943	3	188614	N	N	13305 160TH AV SE
7	182306	9213	4/16/02	\$214,500	1550	0	6	1958	4	15040	N	N	18027 SE 128TH ST
7	379380	0480	11/24/03	\$240,000	1600	0	6	1969	4	12825	N	N	13401 191ST AV SE
7	182306	9062	5/5/03	\$271,500	1720	0	6	1987	5	7840	Y	Y	13802 W LAKE KATHLEEN DR SE
7	722990	0115	7/31/03	\$220,000	1770	0	6	1961	3	16896	N	N	13515 175TH AV SE
7	108840	0160	11/14/03	\$259,900	1880	0	6	2003	3	7304	N	N	13663 197TH AV SE
7	404790	0080	12/31/03	\$268,000	2610	0	6	1975	3	12240	N	N	19613 SE 142ND ST
7	182306	9207	1/8/03	\$255,000	1000	480	7	1977	4	43995	N	N	13019 LAKE KATHLEEN RD SE
7	145750	0026	3/7/03	\$205,500	1000	0	7	1969	3	9150	Y	N	16206 SE 134TH ST
7	324320	0120	6/21/02	\$184,000	1010	0	7	1963	3	9350	N	N	16337 SE 131ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	723020	1250	5/25/03	\$269,000	1020	1020	7	1963	3	13300	N	N	18030 SE 144TH ST
7	324310	0210	12/22/03	\$200,000	1020	0	7	1960	3	8560	N	N	12828 162ND AV SE
7	722990	0975	8/25/03	\$228,950	1040	0	7	1968	4	16986	N	N	18237 SE 135TH ST
7	324320	0310	9/23/02	\$239,900	1060	380	7	1967	4	7735	N	N	12840 163RD AV SE
7	509540	0260	2/24/03	\$240,500	1080	550	7	1960	4	14700	N	N	20280 SE 152ND ST
7	722980	0115	4/25/03	\$245,000	1080	0	7	1958	3	25641	N	N	14245 169TH AV SE
7	145750	0025	8/28/03	\$409,000	1090	570	7	1963	4	181209	Y	N	16210 SE 134TH ST
7	202306	9001	4/23/03	\$355,000	1100	940	7	1986	3	233481	N	N	20618 SE 145TH ST
7	509540	1640	6/4/02	\$240,500	1100	900	7	1969	4	15300	N	N	14849 205TH AV SE
7	324300	0060	9/5/03	\$185,000	1100	0	7	1959	4	9648	N	N	16041 SE 130TH ST
7	147170	1650	12/17/03	\$193,500	1110	0	7	1963	3	12870	N	N	15722 204TH AV SE
7	509560	0290	2/18/03	\$240,000	1130	1030	7	1962	4	13500	N	N	15636 203RD AV SE
7	723030	0010	10/25/02	\$263,450	1140	820	7	1978	4	21780	N	N	17103 SE 144TH ST
7	379360	0260	10/20/03	\$244,500	1150	700	7	1963	4	13109	N	N	18435 SE 133RD PL
7	432460	0060	12/23/03	\$205,000	1150	0	7	1963	3	10720	N	N	15433 SE 144TH PL
7	379360	0390	11/25/03	\$263,000	1150	1150	7	1962	5	13094	N	N	13251 LAKE KATHLEEN RD SE
7	142305	9046	5/23/02	\$206,200	1160	0	7	1960	3	13681	N	N	13908 156TH AV SE
7	509540	1810	10/10/03	\$242,500	1170	900	7	1995	3	13050	N	N	15018 205TH AV SE
7	723040	0080	9/27/02	\$215,000	1170	0	7	1963	4	13708	N	N	14416 183RD AV SE
7	723000	0320	11/11/03	\$286,000	1200	0	7	1961	5	51400	N	N	14017 183RD AV SE
7	723000	0040	1/29/02	\$235,000	1210	500	7	1963	3	26105	N	N	18211 SE 136TH ST
7	723040	0150	6/25/02	\$259,950	1210	0	7	1963	4	40407	N	N	18245 SE 144TH PL
7	147170	0600	2/24/03	\$209,000	1220	0	7	1964	3	26847	N	N	15541 207TH PL SE
7	509540	1590	11/19/03	\$269,000	1220	620	7	1963	4	17000	N	N	14715 205TH AV SE
7	509560	0380	9/25/02	\$198,500	1230	0	7	1969	4	13625	N	N	15605 204TH AV SE
7	723000	0055	7/8/03	\$222,000	1230	0	7	1969	4	22921	N	N	13618 183RD AV SE
7	324320	0110	1/21/03	\$201,000	1230	0	7	1963	4	8800	N	N	16321 SE 131ST PL
7	722970	0255	8/6/03	\$283,000	1250	780	7	1960	3	30488	N	N	16636 SE 134TH ST
7	430650	0070	4/9/03	\$285,900	1290	910	7	1980	3	16288	N	N	16241 SE 137TH PL
7	379380	0420	3/14/02	\$240,000	1290	490	7	1977	4	12000	N	N	13445 191ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	108120	0180	6/9/03	\$240,000	1290	630	7	1968	4	10578	N	N	14553 166TH PL SE
7	509540	0100	8/27/02	\$195,000	1300	0	7	1971	4	15000	N	N	20241 SE 152ND ST
7	722980	0330	7/11/03	\$236,350	1300	0	7	1958	3	22852	N	N	13851 171ST AV SE
7	509560	0210	6/18/03	\$244,330	1320	0	7	1980	4	18591	N	N	20211 SE 157TH ST
7	722990	0175	11/20/03	\$225,000	1320	0	7	1966	4	16020	N	N	17330 SE 135TH ST
7	366450	0200	3/18/03	\$184,300	1320	0	7	1960	4	23280	N	N	13110 156TH AV SE
7	509540	1030	7/8/02	\$250,000	1340	1100	7	1976	4	19661	N	N	20124 SE 146TH ST
7	509540	1420	12/2/02	\$195,615	1340	0	7	1960	3	15000	N	N	14630 204TH AV SE
7	108130	0510	9/11/02	\$255,000	1350	140	7	1970	4	12994	N	N	16426 SE 145TH ST
7	509540	1580	4/10/02	\$259,950	1360	860	7	1987	3	13500	N	N	14707 205TH AV SE
7	509540	1360	9/5/02	\$234,000	1360	720	7	1978	3	16050	N	N	14826 204TH AV SE
7	723020	0750	1/27/03	\$208,000	1360	0	7	1977	4	19350	N	N	14515 178TH AV SE
7	359000	0010	2/3/03	\$210,300	1370	0	7	1968	4	10125	Y	N	16304 SE 135TH ST
7	509540	0020	9/22/03	\$225,000	1380	0	7	1977	4	13500	N	N	20117 SE 152ND ST
7	722990	0745	3/18/03	\$225,000	1400	0	7	1966	4	18230	N	N	13226 180TH AV SE
7	509550	0300	11/26/03	\$278,000	1400	860	7	1963	5	28970	N	N	14729 206TH AV SE
7	769550	0310	7/23/03	\$275,000	1430	470	7	1984	3	15742	N	N	16410 SE 143RD PL
7	723030	0400	12/27/02	\$189,950	1430	0	7	1968	2	19600	N	N	17317 SE 149TH ST
7	722970	0080	2/26/02	\$229,950	1440	0	7	1993	3	30192	N	N	16636 SE 136TH ST
7	139750	0010	4/3/03	\$281,500	1450	300	7	1984	3	16913	N	N	15846 SE 143RD ST
7	366450	0131	5/29/03	\$215,000	1500	0	7	1968	3	24916	N	N	13403 160TH AV SE
7	509560	0160	7/1/03	\$229,950	1510	0	7	1972	4	16010	N	N	15615 203RD AV SE
7	741800	0070	1/11/02	\$249,950	1520	0	7	1966	3	12258	N	N	15646 SE 138TH PL
7	723030	0600	3/5/03	\$260,000	1540	820	7	1978	3	12642	N	N	16820 SE 149TH ST
7	432460	0010	11/12/03	\$209,900	1540	0	7	1963	3	8736	N	N	15426 SE 144TH PL
7	722990	0620	7/22/02	\$325,000	1550	1550	7	1963	4	15939	N	N	13414 178TH AV SE
7	430650	0090	11/19/03	\$242,000	1560	0	7	1980	4	12458	N	N	16227 SE 137TH PL
7	722990	0130	1/24/02	\$193,000	1560	0	7	1961	3	16020	N	N	17331 SE 134TH ST
7	923650	0120	4/8/02	\$216,500	1570	0	7	1966	4	10530	N	N	15833 SE 132ND PL
7	722980	0425	9/11/02	\$290,000	1570	0	7	1962	3	25641	N	N	13798 171ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	202306	9077	11/14/03	\$299,900	1600	0	7	1986	3	216493	N	N	21111 SE 155TH PL
7	722990	0990	12/2/02	\$237,000	1610	0	7	1960	4	16846	N	N	18256 SE 136TH ST
7	722970	0305	1/16/03	\$229,000	1650	0	7	1957	4	24960	N	N	13024 168TH AV SE
7	723000	0290	7/3/02	\$285,000	1680	1000	7	1965	4	51439	N	N	14055 183RD AV SE
7	509550	0070	2/12/02	\$243,500	1730	0	7	1992	3	18400	N	N	14508 205TH AV SE
7	147170	0040	4/29/03	\$251,950	1730	0	7	1962	4	20449	N	N	15015 206TH AV SE
7	722970	0165	10/11/02	\$253,500	1740	0	7	1965	4	29600	N	N	16904 SE 136TH ST
7	723030	0420	7/24/02	\$235,000	1770	0	7	1969	4	20066	N	N	17301 SE 149TH ST
7	145750	0062	7/23/03	\$257,000	1770	0	7	1959	3	13870	N	N	13116 160TH AV SE
7	509540	0720	11/5/03	\$260,000	1790	0	7	1968	4	12750	N	N	14849 204TH AV SE
7	722990	0080	2/11/02	\$290,000	1800	1170	7	1961	3	23650	N	N	13419 173RD AV SE
7	509540	0600	5/9/03	\$284,950	1810	1200	7	1961	4	43633	N	N	20100 SE 145TH ST
7	723020	1190	11/8/02	\$289,000	1850	0	7	1967	4	32681	N	N	17815 SE 144TH ST
7	509560	0190	3/14/03	\$254,950	1930	0	7	1987	4	12580	N	N	15639 203RD AV SE
7	509540	1210	3/21/03	\$247,000	2020	0	7	1970	4	13256	N	N	14908 203RD AV SE
7	147170	1820	10/13/03	\$262,000	2130	0	7	1963	3	14817	N	N	15633 203RD PL SE
7	509540	1250	4/15/02	\$319,000	2160	0	7	2002	3	16358	N	N	15120 204TH AV SE
7	145750	0087	5/12/03	\$325,000	2220	0	7	1997	3	9600	N	N	16013 SE 136TH ST
7	723020	0730	1/18/02	\$244,000	2260	0	7	1977	3	18560	N	N	14503 178TH AV SE
7	132305	9117	6/18/03	\$426,950	2490	0	7	1976	3	105415	N	N	12918 172ND AV SE
7	366450	0141	11/14/03	\$625,000	3270	0	7	1957	3	210830	N	N	13535 160TH AV SE
7	509540	1410	4/9/03	\$258,000	1140	750	8	1978	4	15000	N	N	14640 204TH AV SE
7	145750	0105	4/9/02	\$244,950	1160	530	8	1993	3	15000	N	N	14028 160TH AV SE
7	107930	0010	9/21/03	\$289,950	1270	1060	8	1978	4	10185	N	N	14731 160TH PL SE
7	108130	0300	7/29/03	\$245,000	1380	710	8	1969	3	11050	N	N	14627 165TH AV SE
7	108133	0090	12/19/03	\$294,888	1390	750	8	1975	4	16575	N	N	16532 SE 149TH ST
7	108131	0080	4/1/02	\$279,900	1400	360	8	1972	4	11818	N	N	16201 SE 145TH PL
7	108110	0060	4/15/02	\$216,000	1400	1400	8	1969	3	18500	N	N	16921 SE 144TH ST
7	108120	0240	6/10/03	\$240,000	1430	920	8	1968	3	10660	N	N	14546 166TH PL SE
7	108133	0130	11/7/03	\$270,000	1490	400	8	1976	3	11700	N	N	16500 SE 149TH ST

Improved Sales Used For This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	723010	0470	8/12/02	\$368,500	1520	510	8	1986	4	41641	N	N	17507 SE 136TH ST
7	404840	0150	3/19/03	\$445,000	1590	1200	8	1979	4	25730	Y	Y	14812 196TH AV SE
7	108180	0320	10/27/03	\$297,500	1590	780	8	1973	4	10496	N	N	15615 SE 148TH ST
7	108130	0280	2/18/03	\$248,000	1650	0	8	1969	3	11050	N	N	14611 165TH AV SE
7	108133	0330	5/23/03	\$311,900	1660	770	8	1975	4	8125	N	N	16507 SE 149TH ST
7	723000	0080	6/27/03	\$249,950	1660	0	8	1966	4	46840	N	N	13656 183RD AV SE
7	108131	0270	5/28/03	\$269,000	1750	0	8	1970	4	10800	N	N	16104 SE 145TH PL
7	108180	0420	2/21/02	\$240,000	1760	0	8	1973	4	10414	N	N	14468 157TH PL SE
7	108120	0040	3/11/03	\$244,900	1820	0	8	1968	3	11070	N	N	16631 SE 144TH ST
7	108180	0490	6/12/02	\$247,475	1830	0	8	1974	4	10920	N	N	14412 157TH PL SE
7	366450	0190	4/17/03	\$442,500	1840	740	8	1977	4	46609	N	N	13025 158TH AV SE
7	108130	0230	6/19/03	\$259,500	1870	0	8	1969	4	11135	N	N	16433 SE 145TH ST
7	723020	0710	5/28/02	\$227,000	1880	0	8	1974	3	15486	N	N	14431 178TH AV SE
7	108132	0050	8/15/02	\$290,000	1910	0	8	1972	3	11645	N	N	16139 SE 146TH PL
7	108120	0430	8/20/03	\$279,950	1980	0	8	1968	4	11700	N	N	16611 SE 147TH ST
7	366450	0195	9/19/02	\$357,000	2020	0	8	1983	4	46609	N	N	13009 158TH AV SE
7	509540	1910	12/18/02	\$330,000	2030	0	8	2001	3	27000	N	N	14718 205TH AV SE
7	404840	0080	6/25/03	\$375,000	2040	380	8	1983	3	19635	Y	Y	14608 196TH AV SE
7	108120	0010	7/31/03	\$272,000	2200	0	8	1970	4	11970	N	N	16605 SE 144TH ST
7	108120	0490	6/25/03	\$290,000	2230	0	8	1968	4	11180	N	N	14558 167TH PL SE
7	509540	0670	3/14/03	\$345,000	2300	0	8	1998	3	17639	N	N	20326 SE 151ST ST
7	509540	0510	11/25/02	\$331,500	2340	0	8	1991	3	34112	N	N	20316 SE 145TH ST
7	722970	0230	5/15/02	\$319,500	2460	0	8	1976	4	29600	N	N	17100 SE 136TH ST
7	769550	0080	12/18/02	\$300,000	2500	0	8	1984	3	16625	N	N	14301 166TH PL SE
7	108180	0270	5/30/02	\$358,500	2630	0	8	1973	4	14625	N	N	15550 SE 148TH ST
7	404840	0346	12/15/03	\$419,950	2670	720	8	1990	4	15000	N	N	19616 SE 150TH ST
7	404560	0050	10/8/03	\$454,954	2730	0	8	1998	3	27008	N	N	18620 SE 144TH ST
7	132305	9136	4/18/02	\$449,950	3690	0	8	1994	4	27357	N	N	17419 SE 136TH ST
7	139750	0070	10/3/02	\$268,000	1880	0	9	1981	4	10753	N	N	15718 SE 143RD ST
7	780650	0150	4/24/03	\$406,000	2240	0	9	1989	3	13354	N	N	14835 161ST CT SE

Improved Sales Used For This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	379360	0030	11/24/03	\$424,950	2500	0	9	1978	5	13812	Y	Y	13407 E LAKE KATHLEEN DR SE
7	780650	0340	11/12/02	\$392,000	2620	0	9	1991	3	17166	N	N	14921 163RD CT SE
7	723010	0090	8/29/03	\$397,600	2650	0	9	1988	3	74487	N	N	13730 180TH AV SE
7	780650	0010	10/7/03	\$400,000	2820	0	9	1990	3	12593	N	N	16320 SE 149TH ST
7	723010	0050	5/2/02	\$469,000	3400	0	9	1989	4	60548	N	N	17842 SE 137TH ST
7	172306	9086	2/25/02	\$534,000	3820	0	9	1979	4	218235	Y	N	20030 SE 138TH ST
7	510330	0150	8/15/03	\$508,000	2710	0	10	2003	3	22661	N	N	16208 205TH PL SE
7	510330	0260	9/16/03	\$582,500	2790	1570	10	2003	3	39109	N	N	20725 SE 162ND WY
7	510330	0250	6/6/03	\$494,950	3150	0	10	2003	3	39484	N	N	20721 SE 162ND WY
7	510330	0230	9/1/03	\$539,950	3170	1250	10	2003	3	32986	N	N	20707 SE 162ND WY
7	510330	0110	1/25/02	\$535,000	3170	0	10	2001	3	18372	N	N	16240 205TH PL SE
7	510330	0240	8/29/03	\$509,950	3230	0	10	2003	3	25324	N	N	20715 SE 162ND WY
7	510330	0090	12/17/02	\$528,000	3340	0	10	2002	3	24755	N	N	16254 205TH PL SE
7	510330	0170	8/23/03	\$499,950	3400	0	10	2003	3	21093	N	N	20616 SE 162ND WY
7	510330	0030	5/29/02	\$548,000	3420	0	10	2000	3	21316	N	N	16217 205TH PL SE
7	510330	0040	1/3/03	\$495,000	3660	0	10	2001	3	23274	N	N	16225 205TH PL SE
7	132305	9143	12/9/03	\$634,050	5250	0	10	1998	3	48352	N	N	12930 172ND AV SE

Improved Sales Removed From This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	041800	0030	09/24/02	\$173,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	041800	0335	08/28/02	\$127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	042100	0090	11/01/02	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	042100	0100	08/14/03	\$61,608	RELATED PARTY, FRIEND, OR NEIGHBOR
3	042100	0280	03/23/02	\$138,800	BANKRUPTCY-REC OR TRUSTEE; IMP CHAR CHGED SINCE SALE
3	042100	0285	02/27/03	\$77,078	RELATED PARTY, FRIEND, OR NEIGHBOR
3	042100	0315	06/13/03	\$75,545	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
3	042100	0345	08/22/02	\$152,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	042100	0535	10/04/02	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	042200	0055	11/22/03	\$120,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	042305	9060	10/09/03	\$626,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	042305	9067	11/17/03	\$200,000	BUILDER OR DEVELOPER SALES
3	042305	9223	10/09/03	\$626,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	042305	9359	09/17/03	\$230,000	MULTI-PARCEL SALE
3	042305	9360	09/17/03	\$230,000	MULTI-PARCEL SALE
3	042305	9363	09/18/03	\$479,000	BUILDER OR DEVELOPER SALES
3	042305	9364	09/18/03	\$479,000	IMP. CHAR. CHANGED SINCE SALE; BUILDER OR DEVP SALES
3	042305	9365	09/18/03	\$479,000	IMP. CHAR. CHANGED SINCE SALE; BUILDER OR DEVP SALES
3	042305	9366	09/18/03	\$479,000	BUILDER OR DEVELOPER SALES
3	042500	0045	10/14/02	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	042500	0055	01/14/02	\$113,600	RELATED PARTY, FRIEND, OR NEIGHBOR
3	082305	9142	04/03/03	\$562,000	IMP. CHAR. CHANGED SINCE SALE; AND OTHER WARNINGS
3	092305	9011	03/26/02	\$480,000	PLOTTAGE
3	092305	9147	09/06/02	\$200,000	IMP. CHAR. CHANGED SINCE SALE; MULTI-PARCEL SALE
3	106140	0290	05/30/03	\$167,500	NO MARKET EXPOSURE
3	106570	0050	09/18/03	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	330780	0020	11/03/03	\$502,000	IMP. CHAR. CHANGED SINCE SALE; MULTI-PARCEL SALE
3	330780	0030	11/03/03	\$502,000	IMP. CHAR. CHANGED SINCE SALE; MULTI-PARCEL SALE
3	330780	0090	11/03/03	\$502,000	IMP. CHAR. CHANGED SINCE SALE; MULTI-PARCEL SALE
3	330780	0100	11/03/03	\$502,000	IMP. CHAR. CHANGED SINCE SALE; MULTI-PARCEL SALE
3	722750	0166	02/20/03	\$187,500	MULTI-PARCEL SALE
3	722750	0230	02/20/03	\$187,500	MULTI-PARCEL SALE
3	722750	0285	10/11/02	\$92,515	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, ETC.
3	722750	0300	04/03/02	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	722750	0365	12/13/02	\$125,000	BANKRUPTCY-REC OR TRUSTEE; IMP CHAR CHGED SINCE SALE
3	722750	0885	08/12/02	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	722750	1050	12/04/02	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	722750	1105	07/21/02	\$163,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	722750	1300	02/19/02	\$135,000	BANKRUPTCY-REC OR TRUSTEE; IMP CHAR CHGED SINCE SALE
3	722750	1370	11/26/02	\$2,600	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	722750	1395	10/23/02	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	722750	1770	08/29/02	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	722750	1780	04/11/02	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	722750	2025	08/29/02	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	722750	2275	10/24/02	\$37,902	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	722750	2506	01/07/02	\$529,279	NON-REPRESENTATIVE SALE
3	722780	0600	07/31/03	\$288,000	PERSONAL PROPERTY INCLUDED
3	722780	0685	05/29/02	\$124,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	722780	0710	04/08/02	\$164,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	722780	0765	05/03/02	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	722780	0830	02/27/02	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	802974	0060	06/04/03	\$240,990	CORPORATE AFFILIATES
3	807420	0170	01/14/03	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	807440	0055	06/28/02	\$193,819	FORCED SALE; EXEMPT FROM EXCISE TAX
3	894475	0590	04/04/03	\$78,283	QUIT CLAIM DEED
3	894850	0020	09/24/02	\$58,910	RELATED PARTY, FRIEND, OR NEIGHBOR
3	894850	0030	03/07/02	\$123,000	NO MARKET EXPOSURE
3	951099	0040	06/27/03	\$360,000	MULTI-PARCEL SALE
3	951099	0050	06/27/03	\$360,000	MULTI-PARCEL SALE
3	951099	0060	06/27/03	\$360,000	MULTI-PARCEL SALE
3	951099	0080	06/27/03	\$360,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
3	951099	0090	06/27/03	\$360,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
3	951099	0100	06/27/03	\$360,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
3	951099	0110	06/27/03	\$360,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
3	951099	0160	06/10/03	\$630,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
4	025140	0110	06/24/02	\$61,775	QUIT CLAIM DEED
4	025140	0320	02/01/02	\$176,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	032305	9020	05/01/03	\$61,537	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	032305	9129	07/31/02	\$95,386	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
4	063810	0049	12/03/02	\$210,000	NON-REPRESENTATIVE SALE
4	063810	0100	02/20/03	\$193,185	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	063810	0132	02/04/02	\$44,260	RELATED PARTY, FRIEND, OR NEIGHBOR
4	063810	0146	03/24/03	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	102305	9013	09/17/02	\$237,500	SEGREGATION AND/OR MERGER
4	102305	9030	12/04/02	\$275,000	TEAR DOWN; NON-REPRESENTATIVE SALE
4	102305	9204	04/04/03	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	102305	9217	09/09/02	\$188,500	NON-REPRESENTATIVE SALE
4	102305	9236	03/26/02	\$150,000	TEAR DOWN; IMP. CHAR. CHANGED SINCE SALE; ET.AL.
4	102305	9240	07/01/03	\$176,630	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGH.
4	102305	9291	01/23/02	\$33,303	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	102305	9361	10/23/03	\$345,850	FORCED SALE
4	112305	9030	12/30/03	\$250,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
4	112305	9081	02/22/02	\$45,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	112305	9093	01/03/03	\$553,000	SEGREGATION &/OR MERGER; BUILDER OR DEVELOPER SALES
4	122305	9017	03/31/03	\$1,000	QUIT CLAIM DEED
4	156087	0130	04/18/03	\$252,500	NON-REPRESENTATIVE SALE
4	156087	0510	02/23/03	\$230,000	NON-REPRESENTATIVE SALE
4	156087	0520	04/25/03	\$259,950	NON-REPRESENTATIVE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	156087	0550	02/18/02	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	165650	0385	01/28/02	\$118,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	165650	0480	03/26/02	\$75,000	NON-REPRESENTATIVE SALE; MOBILE HOME; ET.AL.
4	165650	0490	03/13/02	\$175,000	MULTI-PARCEL SALE
4	165660	0160	02/01/02	\$473,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	231680	0130	09/18/03	\$359,950	RELATED PARTY, FRIEND, OR NEIGHBOR
4	344870	0070	10/27/03	\$355,950	NON-REPRESENTATIVE SALE
4	344900	0200	06/14/02	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	344990	0140	07/07/03	\$185,000	SEGREGATION AND/OR MERGER
4	345030	0030	03/24/03	\$210,000	NON-REPRESENTATIVE SALE
4	345030	0100	06/28/02	\$227,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	345030	0110	01/13/03	\$87,487	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	345040	0180	03/11/02	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	345040	0350	10/13/03	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	345040	0360	07/21/03	\$55,240	QUIT CLAIM DEED
4	522930	0248	12/03/03	\$200,000	NON-REPRESENTATIVE SALE
4	522930	0258	04/08/02	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	556145	0050	08/09/02	\$92,100	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
4	640350	0290	10/08/03	\$308,950	NON-REPRESENTATIVE SALE
4	640350	0510	06/09/03	\$285,000	NON-REPRESENTATIVE SALE
4	640351	0190	06/05/03	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	720690	0050	10/29/03	\$232,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	720690	0055	04/15/02	\$207,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	720690	0090	09/06/02	\$202,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	720690	0115	04/03/02	\$173,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	720700	0040	05/27/03	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	720700	0070	01/22/03	\$198,000	NON-REPRESENTATIVE SALE
4	761250	0020	05/27/03	\$252,500	GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS
4	894641	0020	03/27/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0040	10/10/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0170	12/10/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0180	08/29/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0190	12/15/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0220	12/08/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0230	11/25/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0240	11/03/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0260	11/12/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0270	10/21/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0280	10/23/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0290	09/25/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0300	04/24/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0310	08/26/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0320	11/25/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0330	03/07/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0360	09/12/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0380	09/15/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0390	06/24/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	894641	0400	10/27/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	894641	0410	08/21/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	935330	0210	11/03/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	935330	0280	12/11/02	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
4	935330	0720	04/04/03	\$180,000	NON-REPRESENTATIVE SALE
4	935330	0800	03/28/03	\$186,000	NON-REPRESENTATIVE SALE
4	947570	0210	12/12/02	\$111,389	QUIT CLAIM DEED
4	947570	0390	01/16/02	\$4,376	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	947571	0210	02/13/02	\$272,682	NON-REPRESENTATIVE SALE
4	947792	0220	07/01/03	\$68,737	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	947793	0270	10/06/03	\$318,000	NON-REPRESENTATIVE SALE
4	947794	0090	03/25/02	\$300,000	NON-REPRESENTATIVE SALE
4	947794	0130	03/01/02	\$240,000	NON-REPRESENTATIVE SALE
4	947794	0190	08/05/02	\$342,162	NON-REPRESENTATIVE SALE
5	084710	0060	03/29/02	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	107200	0310	02/06/03	\$301,500	NO MARKET EXPOSURE
5	107201	0400	08/05/02	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	107201	0550	08/08/03	\$312,000	NO MARKET EXPOSURE
5	107203	0480	09/05/02	\$265,000	NO MARKET EXPOSURE
5	142305	9117	01/16/03	\$230,000	NO MARKET EXPOSURE
5	146120	0110	04/15/03	\$430,000	NO MARKET EXPOSURE; IMP. CHAR. CHANGED SINCE SALE
5	146120	0120	04/24/03	\$390,000	FORCED SALE
5	152305	9005	04/10/02	\$134,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	152305	9033	09/02/03	\$200,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	152305	9090	12/02/02	\$61,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	152305	9099	06/02/02	\$160,000	QUESTIONABLE PER APPRAISAL; QUIT CLAIM DEED; ET.AL.
5	152305	9105	09/29/03	\$76,126	QUIT CLAIM DEED
5	152305	9148	09/02/03	\$200,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	152305	9159	06/27/03	\$212,597	SELLING OR BUYING COSTS AFFECTING SALE PRICE
5	152305	9194	08/05/03	\$330,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	152305	9233	09/22/03	\$95,000	BUILDER OR DEVELOPER SALES
5	162305	9030	01/21/03	\$955,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; GOVT. AGENCY
5	162305	9109	01/21/03	\$955,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; GOVT. AGENCY
5	162305	9131	10/14/02	\$33,250	CORPORATE AFFILIATES
5	214150	0020	04/09/02	\$127,007	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	214150	0030	04/08/02	\$125,707	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	221610	0210	02/28/02	\$141,400	NO MARKET EXPOSURE
5	221610	0220	08/17/03	\$270,000	IMP CHAR. CHANGED SINCE SALE
5	252500	0020	02/14/02	\$92,296	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	252500	0490	02/07/02	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	252550	0260	06/03/02	\$48,262	QUIT CLAIM DEED
5	252550	0280	05/20/02	\$193,500	PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
5	321100	0020	12/12/03	\$160,000	NO MARKET EXPOSURE
5	321100	0180	06/10/02	\$33,339	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	321100	0190	10/29/03	\$183,000	NO MARKET EXP.; RELATED PARTY, FRIEND, OR NEIGHBOR
5	321110	0790	10/01/03	\$165,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	395590	0030	06/14/02	\$138,875	QUIT CLAIM DEED

Improved Sales Removed From This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	395590	0630	06/24/02	\$74,633	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	395590	0650	02/24/03	\$339,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXP.
5	395590	1370	06/05/02	\$296,000	RELOCATION - SALE BY SERVICE
5	430730	0440	06/24/02	\$374,300	CORPORATE AFFILIATES
5	430733	0140	10/01/03	\$289,255	SELLING OR BUYING COSTS AFFECTING SALE PRICE
5	510420	0090	01/09/03	\$65,943	QUIT CLAIM DEED
5	512630	0720	08/18/03	\$185,000	NON-REPRESENTATIVE SALE
5	512631	0640	07/01/03	\$370,000	QUIT CLAIM DEED
5	512700	0580	04/25/03	\$85,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	512700	0660	05/01/03	\$234,000	NO MARKET EXPOSURE
5	512700	0750	08/29/02	\$217,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	512700	0930	10/29/02	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	512700	1570	04/14/03	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	512700	1640	08/14/03	\$240,500	NO MARKET EXPOSURE
5	512710	0150	07/02/03	\$105,225	QUIT CLAIM DEED
5	518210	0049	08/01/02	\$803,250	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
5	518210	0050	08/01/02	\$141,750	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET.AL.
5	518210	0051	08/01/02	\$803,250	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
5	559290	0015	02/03/03	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	559290	0095	04/15/03	\$122,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	559290	0150	10/16/02	\$275,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	559290	0195	01/30/03	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	559290	0200	09/15/03	\$252,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	666903	0010	06/14/03	\$431,850	NON-REPRESENTATIVE SALE
5	730290	0060	09/05/02	\$465,000	NO MARKET EXPOSURE
7	101600	0010	01/25/02	\$145,000	NO MARKET EXPOSURE; MOBILE HOME
7	107930	0080	05/27/03	\$255,000	NON-REPRESENTATIVE SALE
7	108120	0400	06/06/03	\$275,100	FORCED SALE; EXEMPT FROM EXCISE TAX
7	108130	0050	06/26/02	\$225,000	NON-REPRESENTATIVE SALE
7	132305	9099	03/25/03	\$174,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	142305	9024	11/20/02	\$117,000	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
7	142305	9053	08/11/03	\$31,000	QUIT CLAIM DEED
7	142305	9060	05/15/03	\$79,238	QUIT CLAIM DEED
7	145750	0039	12/09/02	\$123,000	NON-REPRESENTATIVE SALE
7	145750	0127	09/10/02	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	147170	0420	05/02/03	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	147170	0520	04/30/03	\$58,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	147170	0790	08/27/02	\$210,350	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
7	147170	1030	09/15/03	\$198,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	172306	9085	06/24/03	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	182306	9022	12/10/02	\$220,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; ET.AL.
7	182306	9101	03/20/02	\$300,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, ETC.
7	182306	9114	09/03/03	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	182306	9133	11/03/03	\$95,000	NO MARKET EXPOSURE; MOBILE HOME; ET.AL.
7	182306	9143	03/07/03	\$78,300	PART. INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, ETC.
7	182306	9167	01/02/03	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	182306	9281	07/25/02	\$7,250	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed From This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	182306	9293	03/28/03	\$560,000	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
7	200600	0210	12/27/02	\$150,000	CONTRACT OR CASH SALE
7	202306	9026	02/07/03	\$168,078	RELATED PARTY, FRIEND, OR NEIGHBOR
7	202306	9047	04/02/02	\$105,000	NO MARKET EXPOSURE
7	324310	0040	07/26/02	\$170,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	324320	0270	09/11/02	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	379360	0340	10/30/02	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	379380	0730	08/12/02	\$82,144	QUIT CLAIM DEED
7	404840	0045	08/14/02	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	404840	0120	02/14/02	\$125,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	404840	0170	02/12/02	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	404840	0216	11/11/03	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	404840	0325	03/11/02	\$132,008	NO MARKET EXPOSURE; QUIT CLAIM DEED
7	404840	0500	06/19/03	\$14,000	MULTI-PARCEL SALE
7	404840	0510	06/19/03	\$14,000	MULTI-PARCEL SALE
7	509540	0250	10/13/03	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR; CORPORATE AFF.
7	509540	1100	02/17/03	\$239,900	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
7	509540	1380	05/08/02	\$7,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	509540	1650	07/26/02	\$8,000	QUIT CLAIM DEED
7	510330	0060	05/07/03	\$135,000	BUILDER OR DEVELOPER SALES
7	510330	0140	05/07/03	\$136,550	BUILDER OR DEVELOPER SALES
7	510330	0270	05/07/03	\$135,000	BUILDER OR DEVELOPER SALES
7	722970	0005	12/05/02	\$223,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	722970	0085	04/09/03	\$39,298	QUIT CLAIM DEED
7	722970	0280	08/25/03	\$158,000	GOVERNMENT AGENCY
7	722970	0310	02/03/03	\$30,000	NO MARKET EXPOSURE
7	722990	0240	06/16/03	\$30,000	MULTI-PARCEL SALE
7	722990	0245	06/16/03	\$30,000	MULTI-PARCEL SALE
7	722990	0340	09/17/02	\$170,000	NON-REPRESENTATIVE SALE
7	722990	0360	08/21/02	\$162,000	NON-REPRESENTATIVE SALE
7	723000	0260	05/20/02	\$329,900	IMP. CHAR. CHANGED SINCE SALE; RELATED PARTY, ETC
7	723010	0342	02/21/02	\$167,000	NO MARKET EXPOSURE
7	723010	0400	10/17/03	\$59,431	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	723010	0670	12/29/03	\$31,764	NON-REPRESENTATIVE SALE
7	723010	0671	06/03/03	\$250,000	NO MARKET EXPOSURE
7	723010	0740	09/11/02	\$328,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	723020	0100	01/18/03	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	723020	0391	09/09/02	\$100,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	723020	0430	08/05/02	\$25,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	723030	0350	10/09/02	\$190,000	NON-REPRESENTATIVE SALE
7	723040	0220	12/30/02	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	723040	0300	01/04/02	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	723040	0370	02/05/02	\$192,500	NON-REPRESENTATIVE SALE
7	923650	0070	01/17/02	\$190,000	NON-REPRESENTATIVE SALE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 100%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +6.7%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 32 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 1.000.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
4	1	0.904	0.972	7.5%	N/A	N/A
5	139	0.950	0.982	3.4%	0.970	0.994
6	112	0.942	0.992	5.4%	0.978	1.006
7	669	0.936	1.006	7.5%	1.001	1.011
8	282	0.885	1.006	13.6%	0.999	1.013
9	57	0.915	0.973	6.3%	0.957	0.989
10	13	0.923	0.968	4.8%	0.939	0.996
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1939	7	0.784	0.958	22.2%	0.875	1.042
1940-1949	109	0.935	0.990	5.9%	0.975	1.005
1950-1959	140	0.936	1.008	7.7%	0.996	1.020
1960-1969	209	0.938	0.996	6.2%	0.987	1.006
1970-1979	79	0.952	0.990	4.0%	0.974	1.005
1980-1989	70	0.945	0.977	3.4%	0.965	0.990
1990-1999	96	0.941	0.997	5.9%	0.985	1.009
2000-2004	563	0.907	1.006	10.9%	1.002	1.011
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	3	1.063	0.959	-9.8%	0.702	1.217
Average	807	0.918	1.004	9.3%	1.000	1.008
Good	361	0.937	0.994	6.0%	0.987	1.001
Very Good	102	0.909	0.988	8.7%	0.975	1.002
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	593	0.939	0.997	6.2%	0.991	1.002
1.5	21	0.904	0.955	5.6%	0.916	0.994
2	659	0.913	1.004	10.0%	0.999	1.008

Area 32 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 1.000.

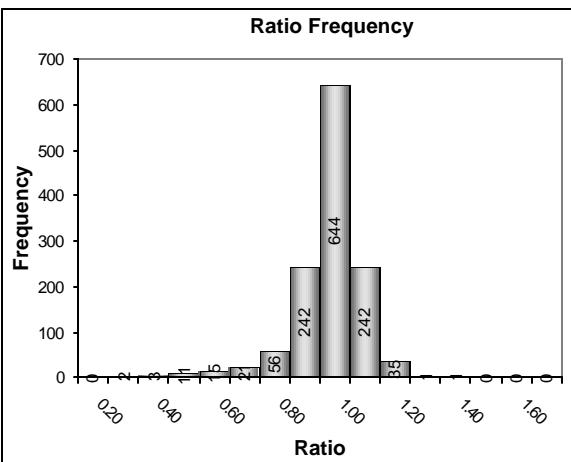
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1000	125	0.942	0.973	3.3%	0.961	0.986
1000-1199	156	0.929	0.990	6.6%	0.980	1.001
1200-1399	164	0.942	1.009	7.1%	0.999	1.018
1400-1599	102	0.928	0.997	7.4%	0.983	1.011
1600-1799	103	0.921	1.008	9.4%	0.996	1.020
1800-1999	95	0.934	1.020	9.2%	1.008	1.032
2000-2499	233	0.935	1.018	8.9%	1.011	1.026
2500-2999	195	0.909	0.997	9.7%	0.990	1.005
3000-5500	100	0.879	0.975	11.0%	0.963	0.987
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	1225	0.923	1.001	8.6%	0.998	1.005
Y	48	0.918	0.976	6.3%	0.952	0.999
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	1267	0.922	1.000	8.5%	0.997	1.004
Y	6	0.972	1.009	3.8%	0.971	1.047
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	320	0.940	1.004	6.8%	0.996	1.012
4	248	0.931	1.004	7.8%	0.998	1.011
5	531	0.912	1.002	9.9%	0.997	1.007
7	174	0.922	0.986	7.0%	0.975	0.997
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<5000	259	0.940	1.024	9.0%	1.018	1.031
5000-7499	406	0.904	0.998	10.4%	0.992	1.004
7500-9999	298	0.921	0.998	8.3%	0.991	1.005
10000-12499	120	0.955	0.995	4.2%	0.984	1.006
12500-14999	56	0.912	0.974	6.9%	0.956	0.993
15000-19999	56	0.945	0.994	5.3%	0.974	1.015
20000-29999	38	0.928	0.992	6.9%	0.970	1.015
30000-43559	15	0.893	0.973	9.0%	0.927	1.019
1AC-4.99AC	22	0.881	0.961	9.1%	0.917	1.006
5AC-20AC	3	1.012	0.984	-2.8%	0.940	1.028

2003 Improved Parcel Ratio Analysis

District/Team: SE / Team 2	Lien Date: 01/01/2003	Date of Report: 5/26/2004	Sales Dates: 1/2002 - 12/2003
Area Area 32	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 1273 Mean Assessed Value 245,600 Mean Sales Price 266,300 Standard Deviation AV 69.027 Standard Deviation SP 75.402			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.932 Median Ratio 0.947 Weighted Mean Ratio 0.922			
UNIFORMITY			
Lowest ratio 0.270 Highest ratio: 1.347 Coefficient of Dispersion 7.83% Standard Deviation 0.114 Coefficient of Variation 12.18%			
Price Related Differential (PRD) 1.010			
RELIABILITY			
95% Confidence: Median Lower limit 0.942 Upper limit 0.951			
95% Confidence: Mean Lower limit 0.926 Upper limit 0.938			
SAMPLE SIZE EVALUATION			
N (population size) 7989 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.114 Recommended minimum: 21 Actual sample size: 1273 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 539 # ratios above mean: 734 Z: 5.465 Conclusion: Non-normal			

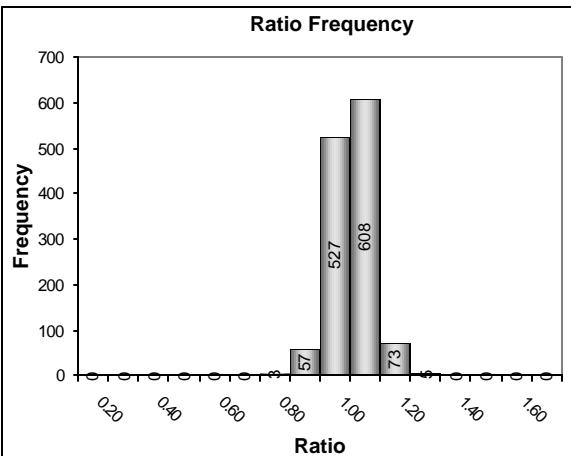


COMMENTS:

1 to 3 Unit Residences throughout area 32

2004 Improved Parcel Ratio Analysis

District/Team: SE / Team 2	Lien Date: 01/01/2004	Date of Report: 5/26/2004	Sales Dates: 1/2002 - 12/2003
Area Area 32	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 1273 Mean Assessed Value 266,400 Mean Sales Price 266,300 Standard Deviation AV 72.106 Standard Deviation SP 75.402			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.004 Median Ratio 1.006 Weighted Mean Ratio 1.000			
UNIFORMITY			
Lowest ratio 0.704 Highest ratio: 1.250 Coefficient of Dispersion 4.85% Standard Deviation 0.063 Coefficient of Variation 6.31% Price Related Differential (PRD) 1.004			
RELIABILITY			
95% Confidence: Median Lower limit 1.003 Upper limit 1.010 95% Confidence: Mean Lower limit 1.001 Upper limit 1.008			
SAMPLE SIZE EVALUATION			
N (population size) 7989 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.063 Recommended minimum: 6 Actual sample size: 1273 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 619 # ratios above mean: 654 Z: 0.981 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 32

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are approximately 159 mobile homes in Area 32. The mobile homes are situated on various sized parcels and vary widely from the late 50's to the current year. At a minimum, all properties were inspected form the exterior to verify characteristics, and in some cases interiors were inspected. Age, class, size and quality vary. Only sales with a mobile home as the primary residence were considered in the analysis. There were a total of 22 sales that were verified with 13 sales considered good reliable indicators of market value. A list of sales used, sales not used and a summary of assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 84.5% to 97.8% and improvement in the coefficient of variation of 11.54% to 7.67%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2003 and 2004 Ratio Analysis charts included in this report.

A single cost model proved to offer the greatest result toward equity of mobile homes in the area. The cost model was based on "Boeckh" (2004 Mobile -Manufactured Housing Cost Guide) with adjustments to reflect market value in this area. The model utilized is as follows:

For mobile homes built prior to 1970:	RCN x .80 for depreciation + \$18,000
For mobile homes built from 1970-1979:	RCN x .85 for depreciation + \$18,000
For mobile homes built from 1980-1989:	RCN x .90 for depreciation + \$18,000
For mobile homes built from 1990-1999:	RCN x .95 for depreciation + \$18,000
For mobile homes built after 1999:	RCN + \$18,000

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 32

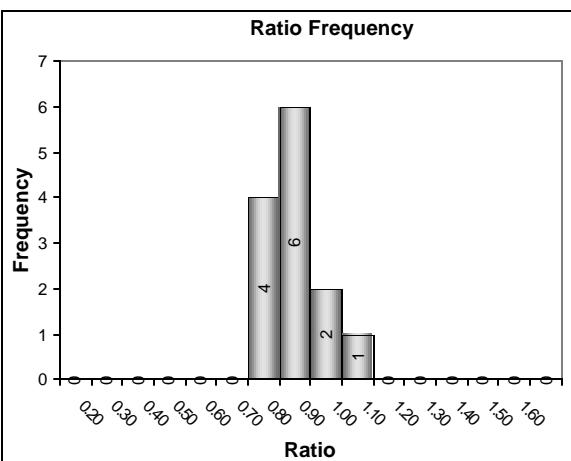
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
4	102305	9295	02/12/02	\$172,000	10454	N	N
4	102305	9355	08/19/03	\$199,500	12396	N	N
4	165650	0267	05/17/02	\$154,000	9600	N	N
4	165650	0305	10/15/03	\$155,000	9600	N	N
4	165650	0310	09/12/02	\$165,000	9600	N	N
4	720700	0050	06/12/03	\$185,000	10395	N	N
5	533670	0015	12/01/03	\$162,500	10500	N	N
7	145750	0119	07/07/03	\$130,000	9603	N	N
7	145750	0122	12/10/03	\$175,000	10964	N	N
7	232305	9139	06/13/02	\$175,000	14810	N	N
7	366450	0301	06/11/03	\$155,800	9680	N	N
7	723030	0120	04/23/03	\$155,000	14560	N	N
7	723030	0130	07/25/03	\$181,500	13440	N	N

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	102305	9013	09/17/02	\$237,500	SEGREGATION AND/OR MERGER
4	344990	0140	07/07/03	\$185,000	SEGREGATION AND/OR MERGER
5	152305	9194	08/05/03	\$330,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
7	101600	0010	01/25/02	\$145,000	NO MARKET EXPOSURE
7	142305	9060	05/15/03	\$79,238	QUIT CLAIM DEED
7	182306	9022	12/10/02	\$220,500	GOVT. AGENCY; EXEMPT FROM EXCISE TAX; ET.AL.
7	182306	9133	11/03/03	\$95,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
7	722970	0005	12/05/02	\$223,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	723010	0670	12/29/03	\$31,764	NON-REPRESENTATIVE

2003 Mobile Home Parcel Ratio Analysis

District/Team: SE/Team 2	Lien Date: 01/01/2003	Date of Report: 6/1/2004	Sales Dates: 1/2002 - 12/2003
Area Area 32	Appr ID: CLIE	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 13 Mean Assessed Value 140,800 Mean Sales Price 166,600 Standard Deviation AV 15.579 Standard Deviation SP 17.599			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.850 Median Ratio 0.847 Weighted Mean Ratio 0.845			
UNIFORMITY			
Lowest ratio 0.703 Highest ratio: 1.077 Coefficient of Dispersion 8.31% Standard Deviation 0.098 Coefficient of Variation 11.54% Price Related Differential (PRD) 1.005			
RELIABILITY			
95% Confidence: Median Lower limit 0.747 Upper limit 0.929			
95% Confidence: Mean Lower limit 0.796 Upper limit 0.903			
SAMPLE SIZE EVALUATION			
N (population size) 159 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.098 Recommended minimum: 15 Actual sample size: 13 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 7 # ratios above mean: 6 Z: 0.277 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			

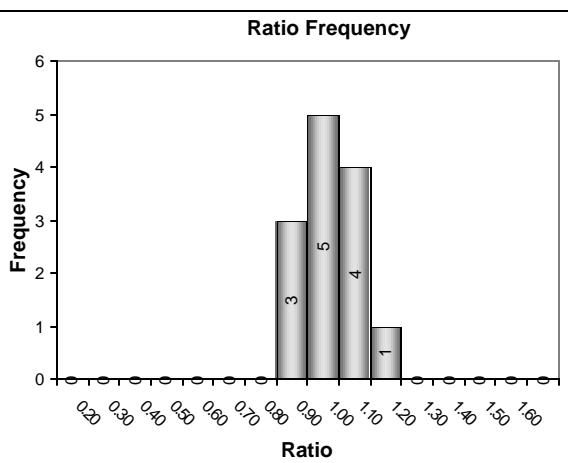


COMMENTS:

Mobile Homes throughout area 32

2004 Mobile Home Parcel Ratio Analysis

District/Team: SE/Team 2	Lien Date: 01/01/2004	Date of Report: 6/1/2004	Sales Dates: 1/2002 - 12/2003
Area Area 32	Appr ID: CLIE	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 13 Mean Assessed Value 162,900 Mean Sales Price 166,600 Standard Deviation AV 16,240 Standard Deviation SP 17,599			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.981 Median Ratio 0.970 Weighted Mean Ratio 0.978			
UNIFORMITY			
Lowest ratio 0.877 Highest ratio: 1.123 Coefficient of Dispersion 5.95% Standard Deviation 0.075 Coefficient of Variation 7.67% Price Related Differential (PRD) 1.004			
RELIABILITY			
95% Confidence: Median Lower limit 0.897 Upper limit 1.052 95% Confidence: Mean Lower limit 0.941 Upper limit 1.022			
SAMPLE SIZE EVALUATION			
N (population size) 159 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.075 Recommended minimum: 9 Actual sample size: 13 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 8 # ratios above mean: 5 Z: 0.832 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Mobile Homes throughout area 32

Both assessment level and uniformity have been improved by application of the recommended values.



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Department of Assessments
King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

A handwritten signature in black ink that reads "Scott Noble".

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr